

# \$350,000 - 1, 8121 49 Avenue close, Red Deer

MLS® #A2218745

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.04 Acres

Northlands Industrial Park, Red Deer, Alberta

Unit 1 at 8121 49 Avenue Close in Red Deer offers a 1,920 sq. ft. industrial condo bay within a well-maintained commercial building in the Northlands Industrial Park subdivision.

Built in 2006, this bay features two offices, a coffee/kitchen counter with sink, one washroom, a powered 16' x 14' overhead door, a makeup air unit, a two-compartment sump, radiant heat, and approximately 23' ceiling height in the shop. The space includes access to common yard areas and paved parking for staff or clients, with quick access to Gaetz Avenue, Highway 2A, and Highway 11A. Zoned I1 for industrial use, the property benefits from energy-efficient construction and robust electrical capacity with 220 amp, three-phase, 600-volt power supply. Unit 1 is currently leased to a long-standing tenant with an established business, offering a strong investment opportunity. The entire 6,000 sq. ft. building, listed under MLS® #A2202076, is also available for sale, with each of the three condo bays offered individually or as part of a combined purchase.

Built in 2006

## Essential Information

MLS® #	A2218745
Price	\$350,000
Bathrooms	0.00
Acres	0.04



Year Built	2006
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	1, 8121 49 Avenue
Subdivision	close
City	Northlands Industrial Park
County	Red Deer
Province	Red Deer
Postal Code	Alberta
	T4P 2V5

### Interior

Heating	Overhead Heater(s), Forced Air, Natural Gas
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### Exterior

Roof	Metal
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	May 7th, 2025
Days on Market	55
Zoning	I1

### Listing Details

Listing Office	Century 21 Advantage
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