\$9 - 5, 7969 49 Avenue, Red Deer

MLS® #A2255120

\$9

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

TURN-KEY SUB-LEASE AVAILABLE!. SUBSTANTIALLY RENOVATED INDUSTRIAL BAY, Located in Northlands Industrial Park, this fully developed, HIGH-END 4,517 SQ FT Light-Industrial bay featuring a total of 6 offices (3-up), 3 baths (1-up), and an executive-finished boardroom (1,265 SQ FT developed mezzanine space). At the back there's 1900 SQ FT+/- of shop/storage space at the back. (70'x28'W) with a total main-floor footprint of 3,252 SQ FT (28'x120'). A large 12x14' Overhead Door w/ automatic opener, ceiling height of 18', services the back. Partially paved back-alley access for easy loading/ unloading and a generous helping of parking at the front & rear. A tremendous opportunity to sub-lease this nicely built-out industrial condo! . All Office spaces are air conditioned. Operational Expenses of \$4.45/PSF or \$1,675.05/month (2025) which includes, Taxes, insurance, condo fees, water & sewer. With a base rent of \$3,387.75/month, puts this bay at an asking price of \$5,062.80/month or \$13.45/PSF total rent on an introductory price! Easy to show during business hours. Possession can be immediate.

Built in 1982

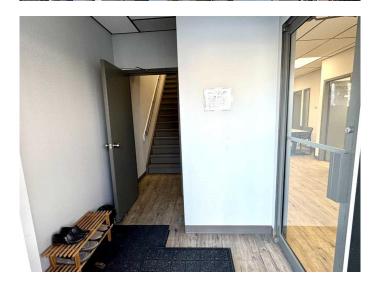
Essential Information

MLS® # A2255120

Price \$9







Bathrooms 0.00 Acres 0.00 Year Built 1982

Type Commercial
Sub-Type Industrial
Status Active

Community Information

Address 5, 7969 49 Avenue

Subdivision Northlands Industrial Park

City Red Deer
County Red Deer
Province Alberta
Postal Code T4P 2V5

Amenities

Parking Spaces 20

Interior

Heating Forced Air, Natural Gas, Radiant

Cooling Central Air

Exterior

Roof Metal

Construction Concrete, Metal Frame

Foundation Poured Concrete

Additional Information

Date Listed September 9th, 2025

Days on Market 56 Zoning I1

Listing Details

Listing Office Century 21 Advantage

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