

**7887 49 Avenue
Red Deer, Alberta**

MLS # A2264765



\$1,400,000

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,190 sq.ft.

Zoning: I-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.08 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

This multi-tenant industrial building, situated on 1.07 acres, is in the established Northlands Industrial Park, just one block east of Gaetz Avenue. Constructed in 1979 and zoned I1, the property offers a functional layout ideal for a range of light industrial users. The building consists of 10-11 units, comprised with a mix of single and multi-unit configurations. With the exception of the front office units (Unit 1 and 1A), all others feature grade-level overhead doors, ranging in size from 12' x 14' to 14' x 14'. Each warehouse unit is approx 1,125 SF, however Unit 9/10 is 2,250 SF. Unit 1 and 1A forms a two-storey fully developed industrial office space fronting the building, while the remaining bays are warehouse units with minimal or no office buildout. The site includes paved customer and tenant parking at the front, with access to a shared, graveled yard along the north side of the property. There are also two fenced compounds at the east end of the site, currently one of which generates additional monthly revenue. This well cared for asset offers solid income potential and long-term value in a convenient industrial location. The property is mostly leased, providing an investor with immediate reliable cash flow and future leasing upside. Note Building Area Total includes Unit 1A (2nd floor), is approximate and not professionally measured. Building footprint is approx 11,200sf.