

1, 8121 49 Avenue Close  
Red Deer, Alberta

MLS # A2265072

**\$369,900**



Division: Northlands Industrial Park  
Type: Industrial  
Bus. Type: -  
Sale/Lease: For Sale  
Bldg. Name: -  
Bus. Name: -  
Size: 1,924 sq.ft.  
Zoning: I1

Heating: Overhead Heater(s), Forced Air, Natural Gas  
Floors: -  
Roof: Metal  
Exterior: -  
Water: -  
Sewer: -  
Inclusions: n/a

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: 0.04 Acre  
Lot Feat: -

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.