

11, 7628 49 Avenue  
Red Deer, Alberta

MLS # A2275445



**\$10 per sq.ft.**

**Division:** Northlands Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,816 sq.ft.

**Zoning:** I-1

**Heating:** Overhead Heater(s), Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat Torch Membrane

**Utilities:** -

**Exterior:** Concrete

**Parking:** -

**Water:** -

**Lot Size:** 0.00 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Includes a fenced compound for exclusive Tenant use. Fenced area is approximately 48 x 88 feet and is situated next to the leased premises. Warehouse area : 12 x 14 high Overhead door, 42 inch man door; floor sump, upgraded warehouse lighting, one radiant tube heater and one overhead forced air heater. Open mezzanine above the office and reception area. Vent fan on West wall. Two washrooms; located near front office area. Office area: has been refreshed with paint, new LED lighting, new Vinyl Plank flooring, T bar ceiling and grid. Office is heated with a forced air furnace separate from the warehouse area. Layout is one office and open reception/ display or workstation area. This unit is ready for possession and is part of a 12 unit complex located in the Northland Industrial Park with convenient access to Gaetz Ave. Additional rents for 2026 estimated at \$4.50 psf per year, Tenant will have their own electricity and gas meter; water and sewer is common. Rate shown is for year one of a multi year lease.