

5, 7836 49 Avenue
Red Deer, Alberta

MLS # A2183126



\$7 per sq.ft.

Division:	Northlands Industrial Park
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,530 sq.ft.
Zoning:	I1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.00 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Unit located in the main building of a 2 building property in the Northland Industrial area with easy access from Gaetz/50th Avenue. Unit is approximately 77' long x 20' wide with approximately 18 foot ceiling. 1 exterior man door, 14' high x 10' wide overhead door, 2 piece washroom and heated by suspended radiant tube heater. Lot is paved. 100 AMP service with 240V. Total space is 1,529.60 square feet. Current NNN is \$5.00 per sq. ft. per annum for 2025. Property Taxes included in NNN. Tenant is responsible for metered utilities (Electricity and Natural Gas)