

**Bays 4-5, 7419 50 Avenue  
Red Deer, Alberta**

**MLS # A2191126**



## \$1,650,000

**Division:** Northlands Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,216 sq.ft.

**Zoning:** C4

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Drive through paint booth, circular hoist, front desk, and furniture

Recently vacated space, in the process of getting new tenants. Well maintained, in a great location. This is a semi retail space with lots of available parking at the front, including 4 assigned stalls. It is facing Gaetz Avenue, and has a C4 zoning. 21' ceiling height. It has two rear access drive in doors of 10' X 14' and two man doors beside it. There is an available 455 sq ft mezzanine. The electrical capacity is 2 X 100 amps that generate 600 volts. lighting is LED and the space is HVAC