

# \$1,075,000 - 1,2, 3, 8121 49 Avenue close, Red Deer

MLS® #A2202076

**\$1,075,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.05 Acres

Northlands Industrial Park, Red Deer, Alberta

8121 49 Avenue Close in Red Deer offers a 6,000 sq. ft. commercial building, ideally situated in the Northlands Industrial Park subdivision. Zoned I1 for industrial use, the property comprises three distinct bays on separate titles. Currently, Bay 1 (1,920 sq. ft.) is fully leased to a long-standing tenant with an established business, while Bays 2 and 3 (2,160 sq. ft. and 1,920 sq. ft., respectively) are vacant and available for immediate occupancy.

Constructed in 2006 with energy-efficient features, each bay benefits from 22-foot ceilings, 16-foot overhead doors, overhead radiant heat, forced air HVAC systems, sump pits, fenced storage yards, and robust electrical capacity with 220 amp, three-phase 600-volt power supply. Each bay includes a separate front-end office featuring its own washroom and kitchen break room, enhancing the property's functionality.

Located on 49 Avenue Close, with easy access from municipal roadways off Highway 2A north and Highway 11A, and in close proximity to future ring road developments, the property is surrounded by improved industrial sites, ensuring continued desirability and operational efficiency.

Built in 2006

## Essential Information



MLS® #	A2202076
Price	\$1,075,000
Bathrooms	0.00
Acres	0.05
Year Built	2006
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	1,2, 3, 8121 49 Avenue close
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2V5

### Interior

Heating	Overhead Heater(s), Forced Air, Natural Gas
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### Exterior

Roof	Metal
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	March 13th, 2025
Days on Market	166
Zoning	I1

### Listing Details

Listing Office	Century 21 Advantage
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