

# \$399,900 - 2, 7429 49 Avenue, Red Deer

MLS® #A2188320

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

5,500 SF industrial condo available for SALE in the Northlands Industrial Park. This Bay has High Quality leasehold improvements ideal for your business. Great location with quick access to major transportation routes, including: Gaetz (50th) Avenue, Highway 11A, and Highway 2A. Unit features a large inviting reception area, (3) private offices, (2) meeting rooms, kitchenette, storage room, warehouse, washroom, and storage mezzanine. Warehouse is equipped with (1) 12' x 16' overhead door and fluorescent lights. Paved shared angle parking in the front of the building, with additional street parking available. Common yard is paved and has (2) access points. Possession can be immediate but is negotiable.

Built in 1977

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2188320   |
| Price      | \$399,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1977       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 2, 7429 49 Avenue          |
| Subdivision | Northlands Industrial Park |
| City        | Red Deer                   |
| County      | Red Deer                   |
| Province    | Alberta                    |
| Postal Code | T4P 1M5                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 204                |
| Zoning         | I1                 |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Maxwell Real Estate Solutions Ltd. |
|----------------|------------------------------------|

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