

# \$9 - 8, 7459 49 Avenue, Red Deer

MLS® #A2212620

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

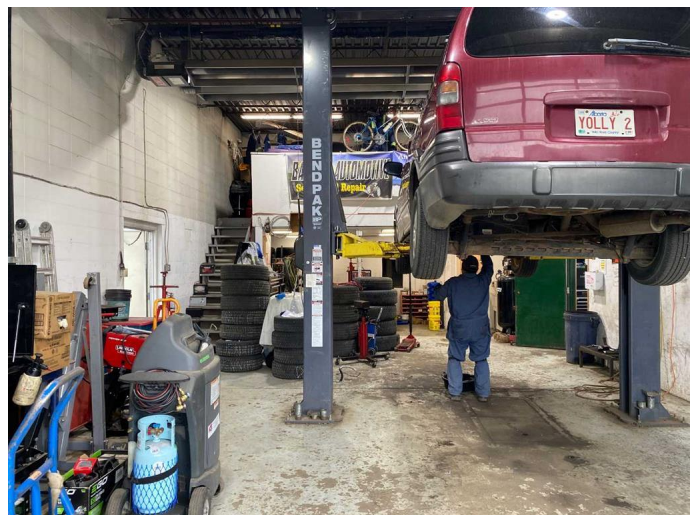
Northlands Industrial Park, Red Deer, Alberta

Bays with Fenced, gated, Paved yards are hard to find. There is a sign tower for signage & extra parking. This is a Prime location close to Gaetz Ave with several industrial businesses surrounding this condominium bay. 1/2 of the occupants of this 8 unit complex are owners. The unit is an open warehouse with a bathroom. There is a 12' X 24' Mezzanine included at no extra no charge. 12' X 14' sunshine door and a 3' man door. The bay is heated with a mid efficient over head tube heater. The condominium project is well managed and kept in top condition. The roof and sidewalks have been replaced with in the last 4 years. The bay is ideal for mechanical shop, trade service bay, small engine repair, small manufacturing, storage, warehousing, personal hobby shop, and any other use you need that fits with in the City of Red Deer's I-1 zoning. Bay 7 & 8 are side by side for a combined 2240 sq. ft. both bays together provide up to 12 parking stalls plus optional fenced gated gravel storage lot.

Built in 1978

## Essential Information

MLS® #	A2212620
Price	\$9
Bathrooms	0.00
Acres	0.00
Year Built	1978



Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	8, 7459 49 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1N2

### Interior

Heating	Natural Gas, Mid Efficiency, Radiant
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### Exterior

Roof	Flat Torch Membrane
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	4
Zoning	I-1

### Listing Details

Listing Office	Century 21 Bravo Realty
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