

9, 7628 49 Avenue  
Red Deer, Alberta

MLS # A2160636



## \$8 per sq.ft.

**Division:** Northlands Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,816 sq.ft.

**Zoning:** I1

**Heating:** Overhead Heater(s), Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat Torch Membrane

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.00 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Warehouse bay located in Northland Industrial Park, multi Tenant Building. 2816 Square feet 32 feet wide x 88 Feet Depth, tilt up pre cast concrete building. Cinder Crete block demising walls. Warehouse- Overhead door 12w x 14h, man door, floor sump, upgraded LED warehouse lighting, two overhead forced air heaters. open mezzanine. Office area - 3 offices, two washrooms, forced air heat, ( furnace located on Mezzanine) 40 Gal hot water heater. Newer lighting VCT floors . Access for front and rear of building off 49 Ave just north of 76 Street. Common paved rear yard shared with adjoining building ( same owners) Rate as shown is for year one of a multi year lease, landlord open to shorter terms. Additional improvements to space based on terms offered and covenant presented. Additional rents for 2024 estimated at \$4.00 psf per year; Tenant pays own electricity and heat.