

**2, 8121 49 Avenue Close  
Red Deer, Alberta**

**MLS # A2219717**



**\$11 per sq.ft.**

**Division:** Northlands Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,162 sq.ft.

**Zoning:** I1

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

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.05 Acre

**Lot Feat:** -

Now Available for Lease &mdash; Unit 2, 8121 49 Avenue Close, Red Deer Located in the desirable Northlands Industrial Park, this 2,162 sq. ft. industrial condo bay offers a prime opportunity for your business. Built in 2006, the vacant bay features a wide-open, flexible layout ready for development, finishing, or immediate use, making it ideal for various industrial or commercial applications. Key highlights include a 19' x 24' mezzanine for extra storage, one half bath in the main shop area, a shower on the mezzanine, a powered 16' x 14' overhead door, a makeup air unit, a two-compartment sump, radiant heat, and impressive 23' shop ceilings. Zoned I1 Industrial, the space boasts energy-efficient construction and a 220 amp, three-phase, 600-volt power supply. Tenants benefit from access to common yard areas, paved parking for staff and clients, and excellent connectivity to Gaetz Avenue, Highway 2A, and Highway 11A. Additional rents are budgeted at \$4.89/sq. ft. Unit 2 at 8121 49 Avenue Close offers 2,162 sq. ft. of flexible industrial space at a highly competitive rate &mdash; approximately \$2,885/month, combining \$11.00/sq. ft. base rent with \$4.89/sq. ft. additional rent. Compared to similar industrial bays in Red Deer, this property delivers outstanding value, offering high ceilings, a mezzanine for extra storage, modern infrastructure, and a prime location near major routes like Gaetz Avenue, Hwy 2A, and Hwy 11A. Don't miss this opportunity to secure quality space at an attractive price point &mdash; ideal for businesses looking to optimize their footprint without compromising on features or location! Prefer to own instead of lease? This bay is also available for purchase &mdash; see MLS# A2218876.