

**3, 8121 49 Avenue Close  
Red Deer, Alberta****MLS # A2219729****\$11 per sq.ft.****Division:** Northlands Industrial Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,921 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:** 0.04 Acre**Lot Feat:** -

Now Available for Lease &mdash; Unit 3, 8121 49 Avenue Close, Red Deer Located in the desirable Northlands Industrial Park, this 1,921 sq. ft. industrial condo bay offers a prime opportunity for your business. Built in 2006, this bay features three offices, a front reception and waiting area, two bathrooms, a coffee/kitchen counter with sink ready for finishing, or immediate use, making it ideal for various industrial or commercial applications. Key highlights include 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. Promoted at a competitive monthly rate of approximately \$2,543/month, based on \$11.00/sq. ft. base rent plus \$4.89/sq. ft. additional rent. Prefer to own instead of lease? This bay is also available for purchase &mdash; see MLS# A2218859