



## 1A, 7836 49 Avenue Red Deer, Alberta

MLS # A2231028



## \$7 per sq.ft.

Division: Northlands Industrial Park

Type: Mixed Use

Bus. Type: Sale/Lease: For Lease

Bldg. Name: Bus. Name: Size: 1,721 sq.ft.

Zoning: I1

Addl. Cost: Based on Year: -

Heating: Baseboard Addl. Cost: Floors: - Based on Year: Roof: - Utilities: Exterior: - Parking: Water: - Lot Size: Sewer: - Lot Feat: -

Inclusions: N/A

Air Conditioned Upstairs Office Unit located in the main building of a 2 building property in the Northland Industrial area with easy access from Gaetz/50th Avenue. With open reception area, shared workspace, 2 offices and a boardroom! Staff kitchen and 2 piece washroom complete the space. Total space is 1,721.1 square feet. Current NNN is \$5.00 per sq. ft. per annum for 2025. Property Taxes included in NNN. Tenant is responsible for metered utilities (Electricity and Natural Gas).