

**2, 7819 50 Avenue  
Red Deer, Alberta**

**MLS # A2131914**



**\$10 per sq.ft.**

**Division:** Northlands Industrial Park

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,613 sq.ft.

**Zoning:** C-4

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

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat Torch Membrane

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** 0.00 Acre

**Sewer:** Sewer

**Lot Feat:** -

**Inclusions:** none

Gaetz Avenue high traffic exposure. Multi Tenant building, Flex space- front area for offices and display back area for warehouse and storage. Portion of warehouse area could accommodate additional showroom space. Current layout -front area is two offices, west facing windows reception and display area, one washroom and small storage room, ( approx. 900 SF) t bar grid and ceiling tiles 2 x 4 recessed lighting. Area under mezzanine is also enclosed & open area could be used for additional display or assembly areas. Warehouse -t5 lighting, two overhead forced air heaters 12 x 14 foot high overhead door, floor compartment sump. warehouse area was repainted. Open mezzanine for additional storage, One washroom. Paved back yard area. Tenant has own electrical and gas meters, water and sewer in common area expenses. Rogers/Shaw or Telus for internet and phone service to the building.. Signage - permitted on building subject to landlord approval and city permits. Back lit sign can be permitted. Surface parking in front 66 stalls in total with some dedicated and some common. Op Costs for 2026 estimated at \$3.70 per square foot. This space can be combined with the adjacent Bay 3 ( connected by service doors in warehouse)