

**3, 7819 50 Avenue
Red Deer, Alberta**

MLS # A2131915



\$10 per sq.ft.

Division: Northlands Industrial Park

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,610 sq.ft.

Zoning: C-4

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

Floors: -

Roof: Flat Torch Membrane, Membrane

Exterior: -

Water: Public

Sewer: Sewer

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.00 Acre

Lot Feat: -

Located in North Red Deer along 50th Av (Gaetz Ave) ; high visibility and traffic location on one of Red Deer's busiest streets. Ideal for Tenant requiring office and or retail/customer area with large warehouse area for distribution and stock. This space was previously used for fireplace and stone sales and distribution. The front area is currently wide open and previously used as display/showroom sales area; T-bar ceiling with 2 x 4 fluorescent tube lighting; vinyl plank flooring ; one office washroom; area is heated by forced air furnace. Warehouse Area has open mezzanine area for additional storage- underside of mezzanine is enclosed and was used for additional display of stone and fireplace products with an additional office area; open space used as a staff coffee area. Balance of warehouse has two overhead forced air heaters, t5/t8 ceiling mounted lighting, floor sump, 14 x 12 overhead door, and warehouse washroom. Height in warehouse area approx. 18 feet. Rear yard is mostly paved - access off 78 Street. Yard area in rear has some room for vehicle parking as required (normally to the width of bay rented) Front Parking - 66 surface stalls located on the site with mix of common and dedicated areas. On building signage available subject to Landlord approval. Use of 1/2 backlit sign can on building (space nearest to bay entrance) Common costs for the centre estimated at \$3.70 for 2026 year; water and sewer are included in common costs; Rogers/Shaw , Telus internet and phone in the building. Tenant has own electrical and natural gas meters. Landlord has repainted front area and Warehouse bay. building exterior received new front facade and new windows in 2019; This space could be combined with adjacent Unit (2 7819 50 AV)- to create approx. 7200 SF space (existing service doors in place between units in

warehouse)