

**5, 7836 49 Avenue
Red Deer, Alberta****MLS # A2183126****\$7 per sq.ft.****Division:** Northlands Industrial Park**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,530 sq.ft.**Zoning:** I1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 1.00 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Unit located in the main building of a 2 building property in the Northland Industrial area with easy access from Gaetz/50th Avenue. Unit is approximately 77' long x 20' wide with approximately 18 foot ceiling. 1 exterior man door, 14' high x 10' wide overhead door, 2 piece washroom and heated by suspended radiant tube heater. Lot is paved. 100 AMP service with 240V. Total space is 1,529.60 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)