

**1,2, 3, 8121 49 Avenue Close
Red Deer, Alberta**

MLS # A2202076



\$1,075,000

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,000 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: 0.05 Acre

Lot Feat: -

8121 49 Avenue Close in Red Deer offers a 6,000 sq. ft. commercial building, ideally situated in the Northlands Industrial Park subdivision. Zoned I1 for industrial use, the property comprises three distinct bays on separate titles. Currently, Bay 1 (1,920 sq. ft.) is fully leased to a long-standing tenant with an established business, while Bays 2 and 3 (2,160 sq. ft. and 1,920 sq. ft., respectively) are vacant and available for immediate occupancy. Constructed in 2006 with energy-efficient features, each bay benefits from 22-foot ceilings, 16-foot overhead doors, overhead radiant heat, forced air HVAC systems, sump pits, fenced storage yards, and robust electrical capacity with 220 amp, three-phase 600-volt power supply. Each bay includes a separate front-end office featuring its own washroom and kitchen break room, enhancing the property's functionality. Located on 49 Avenue Close, with easy access from municipal roadways off Highway 2A north and Highway 11A, and in close proximity to future ring road developments, the property is surrounded by improved industrial sites, ensuring continued desirability and operational efficiency.