\$14 - 1780 49 Avenue, Red Deer

MLS® #A2106365

\$14

0 Bedroom, 0.00 Bathroom, Commercial on 3.09 Acres

West Lloydminster City, Red Deer, Alberta

Located in Westerner Park, this 26,200 SF building is available for lease. The front office includes a reception area and waiting room, three large offices, two washrooms, a service station with a built-in counter, and a staff lunchroom on the second floor. There are two separate shops, located on the Northwest and Southeast of the building. The Northwest shop is split into three sections and includes (8) 16' x 12' overhead doors, an additional parts room/office, and two washrooms. The Southeast shop is separated into two sections. The first section includes (2) 16' x 12' and (2) 14' x 12' overhead doors that create two drive thru bays. The remaining 7,656 SF shop space in the Southeast portion of the building features (8) 16' x 12' overhead doors. There is a paint booth in the Southeast shop that can be leased for an additional \$2,500.00 per month. The Landlord is willing to demise the building or remove the paint booth upon request, with rates adjusted accordingly. The building sits on 3.09 acres and the property is fully paved, with parking stalls available directly in front the building. Additional Rent is estimated at \$4.73 per square foot.







Built in 1991

Essential Information

MLS® # A2106365

Price \$14

Bathrooms 0.00 Acres 3.09 Year Built 1991

Type Commercial
Sub-Type Industrial
Status Active

Community Information

Address 1780 49 Avenue

Subdivision West Lloydminster City

City Red Deer
County Red Deer
Province Alberta
Postal Code T4R 2N7

Additional Information

Date Listed February 7th, 2024

Days on Market 636 Zoning C4

Listing Details

Listing Office RE/MAX Commercial Properties

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