

\$10 - 11, 7727 50 Avenue, Red Deer

MLS® #A2203916

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 1.41 Acres

Northlands Industrial Park, Red Deer, Alberta

Excellent location with terrific exposure and visibility to heavily travelled Gaetz/50 Avenue. Multi-tenant building suitable for product distribution, contractor sales, contractors, etc. Large rear warehouse &/or shop space with easy access from the paved rear lot with some parking available (width of the bay rented). Retail or product display area in front of the unit. Lots of front customer parking with easy access from 78th Street Gaetz/50 Avenue. This unit is ready to be developed for your needs with the ability to add mezzanine in the rear area. Landlord assistance with development to be determined based on covenant and term of lease. The front of the building will be upgraded including a high visibility sign band. Refer to documents for rendering. Base Rent is \$10.00 per square foot per year with escalations assuming 5 year lease. NNN Costs are approximately \$6.00 per sq. ft. for 2025. Property taxes are included in Triple Net Costs.

Built in 1978

Essential Information

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|------------|------------|
| MLS® # | A2203916 |
| Price | \$10 |
| Bathrooms | 0.00 |
| Acres | 1.41 |
| Year Built | 1978 |
| Type | Commercial |



COMMERCIAL SPACE FOR LEASE

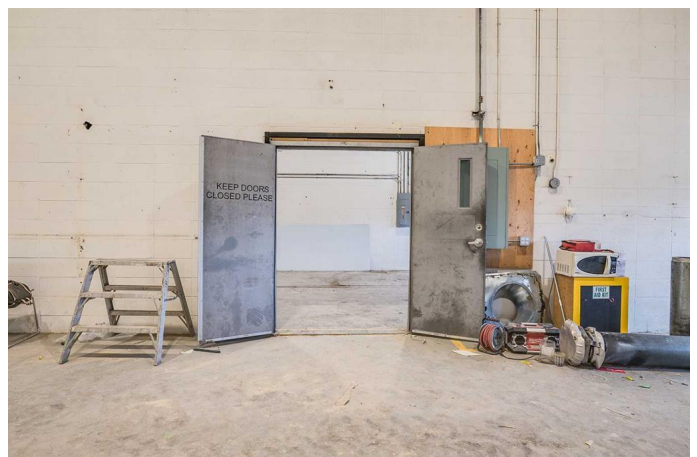
#11, 7727 50 AVENUE Red Deer, AB
3,392 SQFT

BUILDINGS PROFESSIONALLY MANAGED
CENTURY 21 MAXIMUM - DEVEREAUX PROPERTY MANAGEMENT SERVICES LTD.

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| | |
|----------|-----------|
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 11, 7727 50 Avenue |
| Subdivision | Northlands Industrial Park |
| City | Red Deer |
| County | Red Deer |
| Province | Alberta |
| Postal Code | T4P 1M7 |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 139 |
| Zoning | C4 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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