

\$11 - 2, 8121 49 Avenue close, Red Deer

MLS® #A2219717

\$11

0 Bedroom, 0.00 Bathroom,
Commercial on 0.05 Acres

Northlands Industrial Park, Red Deer, Alberta

Now Available for Lease – Unit 2, 8121 49
Avenue Close, Red Deer

Located in the desirable Northlands Industrial Park, this 2,162 sq. ft. industrial condo bay offers a prime opportunity for your business. Built in 2006, the vacant bay features a wide-open, flexible layout ready for development, finishing, or immediate use, making it ideal for various industrial or commercial applications. Key highlights include a 19' x 24' mezzanine for extra storage, one half bath in the main shop area, a shower on the mezzanine, a powered 16' x 14' overhead door, a makeup air unit, a two-compartment sump, radiant heat, and impressive 23' shop ceilings. Zoned I1 Industrial, the space boasts energy-efficient construction and a 220 amp, three-phase, 600-volt power supply. Tenants benefit from access to common yard areas, paved parking for staff and clients, and excellent connectivity to Gaetz Avenue, Highway 2A, and Highway 11A. Additional rents are budgeted at \$4.89/sq. ft. Unit 2 at 8121 49 Avenue Close offers 2,162 sq. ft. of flexible industrial space at a highly competitive rate – approximately \$2,885/month, combining \$11.00/sq. ft. base rent with \$4.89/sq. ft. additional rent.

Compared to similar industrial bays in Red Deer, this property delivers outstanding value, offering high ceilings, a mezzanine for extra storage, modern infrastructure, and a prime location near major routes like Gaetz Avenue, Hwy 2A, and Hwy 11A.



Don't miss this opportunity to secure quality space at an attractive price point – ideal for businesses looking to optimize their footprint without compromising on features or location!

Prefer to own instead of lease? This bay is also available for purchase – see MLS# A2218876.

Built in 2006

Essential Information

MLS® #	A2219717
Price	\$11
Bathrooms	0.00
Acres	0.05
Year Built	2006
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	2, 8121 49 Avenueclose
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2V5

Interior

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

Roof	Metal
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	May 7th, 2025
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Days on Market 52

Zoning I1

Listing Details

Listing Office Century 21 Advantage

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