$10 - 7, 7727 50 Avenue, Red Deer

MLS® #A2203900

$10

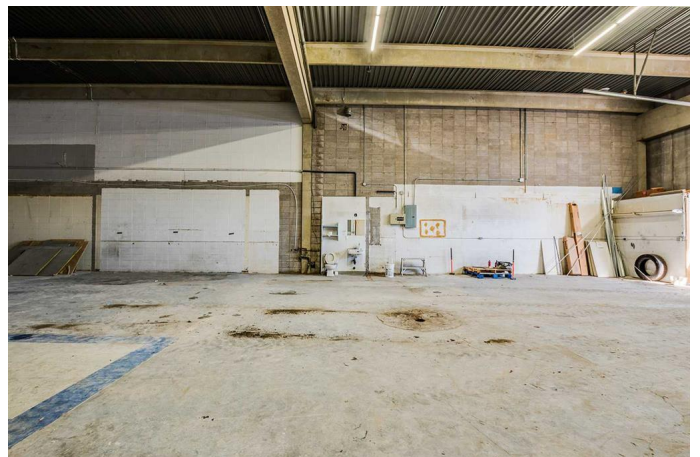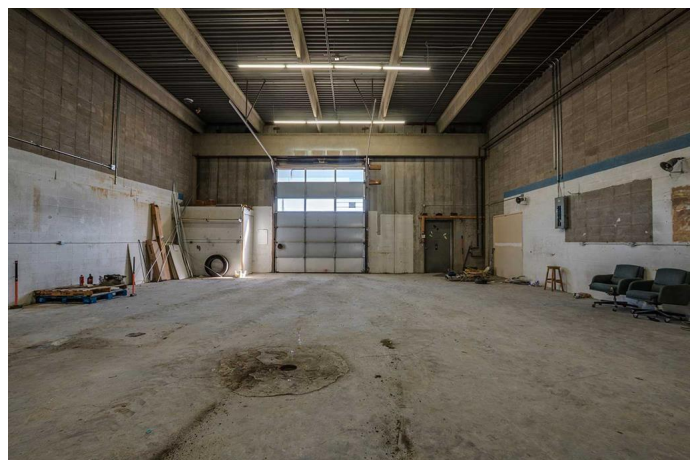0 Bedroom, 0.00 Bathroom,
Commercial on 1.41 Acres

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 and 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 in 2025 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

MLS® #	A2203900
Price	$10
Bathrooms	0.00
Acres	1.41
Year Built	1978
Type	Commercial

Sub-Type	Mixed Use
Status	Active

Community Information

Address	7, 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	10
Zoning	C4

Listing Details

Listing Office	Century 21 Maximum