

13, 7428 49 Avenue  
Red Deer, Alberta

MLS # A2269686



**\$399,900**

**Division:** Northlands Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,051 sq.ft.

**Zoning:** I1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Ideal opportunity in Northlands Industrial Park! This well-suited 3,051 sq ft industrial condo offers exceptional value for both investors and owner-operators looking for a functional, flexible space in one of Red Deer's strongest commercial corridors. Enjoy the convenience of snow removal and grass maintenance! Featuring a large rear shop bay with a 12' x 14' overhead door, bright front retail/office space, and an upper mezzanine with the ability to add a kitchenette with two additional offices. There is a bathroom on each side of the building. This unit is designed to support a wide range of business needs. The layout includes office space, room for storage, plus a workshop area, giving you efficient workflow potential and room to grow. Outside, you'll find ample paved parking and easy access to the gravel rear alley. Which is ideal for trucks, deliveries, and equipment movement. Surrounded by established businesses and located minutes from major roads and commercial amenities, this property combines convenience with long-term stability. Currently rented with a strong history of occupancy, this unit offers an appealing option for investors seeking steady returns as well as business owners wanting a strategic, high-visibility location.