

# \$399,900 - 13, 7428 49 Avenue, Red Deer

MLS® #A2221412

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Great opportunity to invest in a highly visible commercial unit, located amongst plenty of surrounding businesses in the Northlands Industrial Park.

This commercial condominium property features a large rear shop with a 12x14 overhead door, ample overhead lighting, and conveniently placed bathroom. The upper level offers a spacious mezzanine- complete with cabinetry and sink. There are also two rooms available for office space or storage. The front section offers a bright retail space, an office, workshop, and additional bathroom. Ample front parking is offered in a paved lot. Alongside the gravel rear alley, there is plenty of width for large trucks and equipment. Enjoy prompt access to the highway and nearby commercial hubs. Currently rented with a long-standing history of occupation in a desirable mixed use space.

Built in 1977

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2221412   |
| Price      | \$399,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1977       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 13, 7428 49 Avenue         |
| Subdivision | Northlands Industrial Park |
| City        | Red Deer                   |
| County      | Red Deer                   |
| Province    | Alberta                    |
| Postal Code | T4P 1M2                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 45             |
| Zoning         | I1             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Concept Realty Group Inc. |
|----------------|---------------------------|

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