

INVESTMENT OPPORTUNITY
FOR SALE

7491 49 AVENUE, RED DEER



GREAT ROI AND LONG LEASES
Price: \$1,750,000.00

PRESENTED BY

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THE PROPERTY

7491 49 AVENUE

INVESTMENT OPPORTUNITY

FOR SALE - 19,936 Square foot multi-unit industrial building located in Northlands Industrial Park. This property currently has a long term tenants in place and would be great for any investor.

BUILDING HIGHLIGHTS:

- » Nine units in total ranging anywhere from 1,131 SF to 3,157 SF
- » Fifteen (12'X 14') Overhead doors
- » Radiant heaters and drains through out units
- » Some units contain washrooms and upstairs mezzanines
- » The total site size is 1.78 Acres fully paved with ample yard space in the back
- » Front paved parking with 35 stalls for staff and clients
- » Great location with easy access to Highway 2A

The property is listed for sale at \$1,750,000 and the estimated property tax for 2024 is \$31,039.



PROPERTY DETAILS/ PHOTOS

PROPERTY DETAILS

MUNICIPAL:	7491 49 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 7922527, Block: 6 Lot: 11
TOTAL SIZE:	Total size of building & yard SF of building = 19,936 SF Site Size = 1.78 Acres
YEAR BUILT:	1978
ZONING:	I1 - Industrial
PARKING:	Front paved parking lot

FINANCIAL DETAILS

SALE PRICE:	\$1,750,000.00
TAXES:	\$31,039.00 Estimated for 2024

*Plus GST



PROPERTY SITE PLAN / UNITS

7491 49 Avenue Site Plan

Building – 19,936 SF

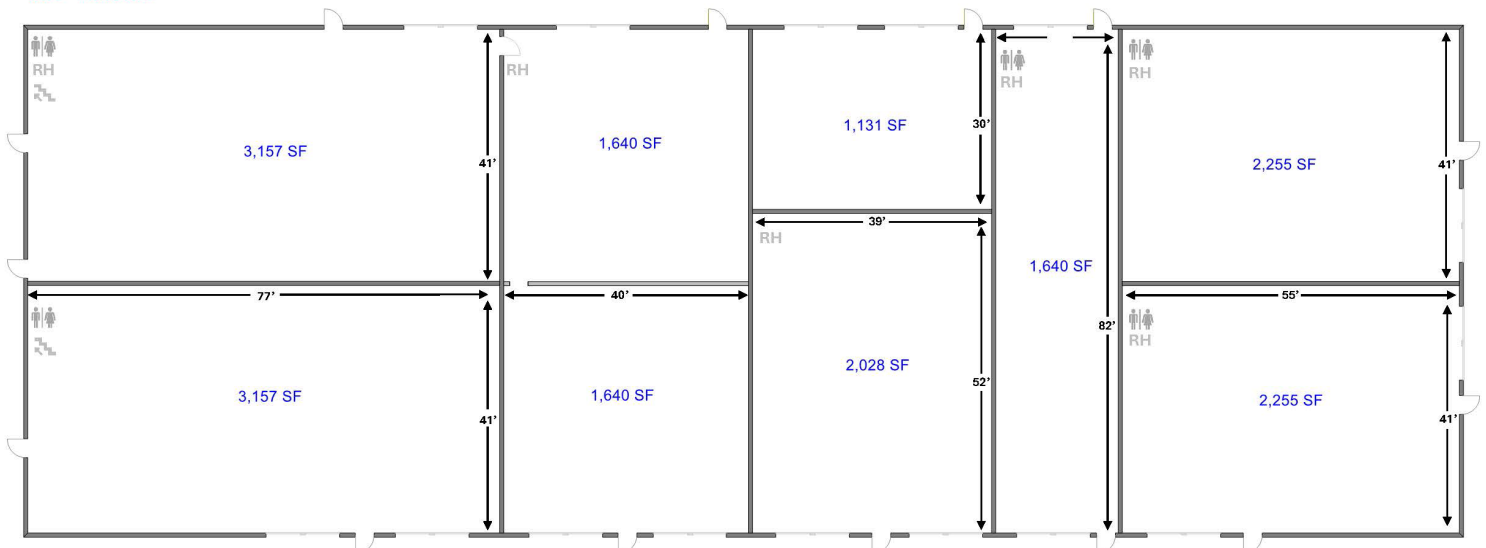
Site – 78,480 SF

Parking Stalls - 35

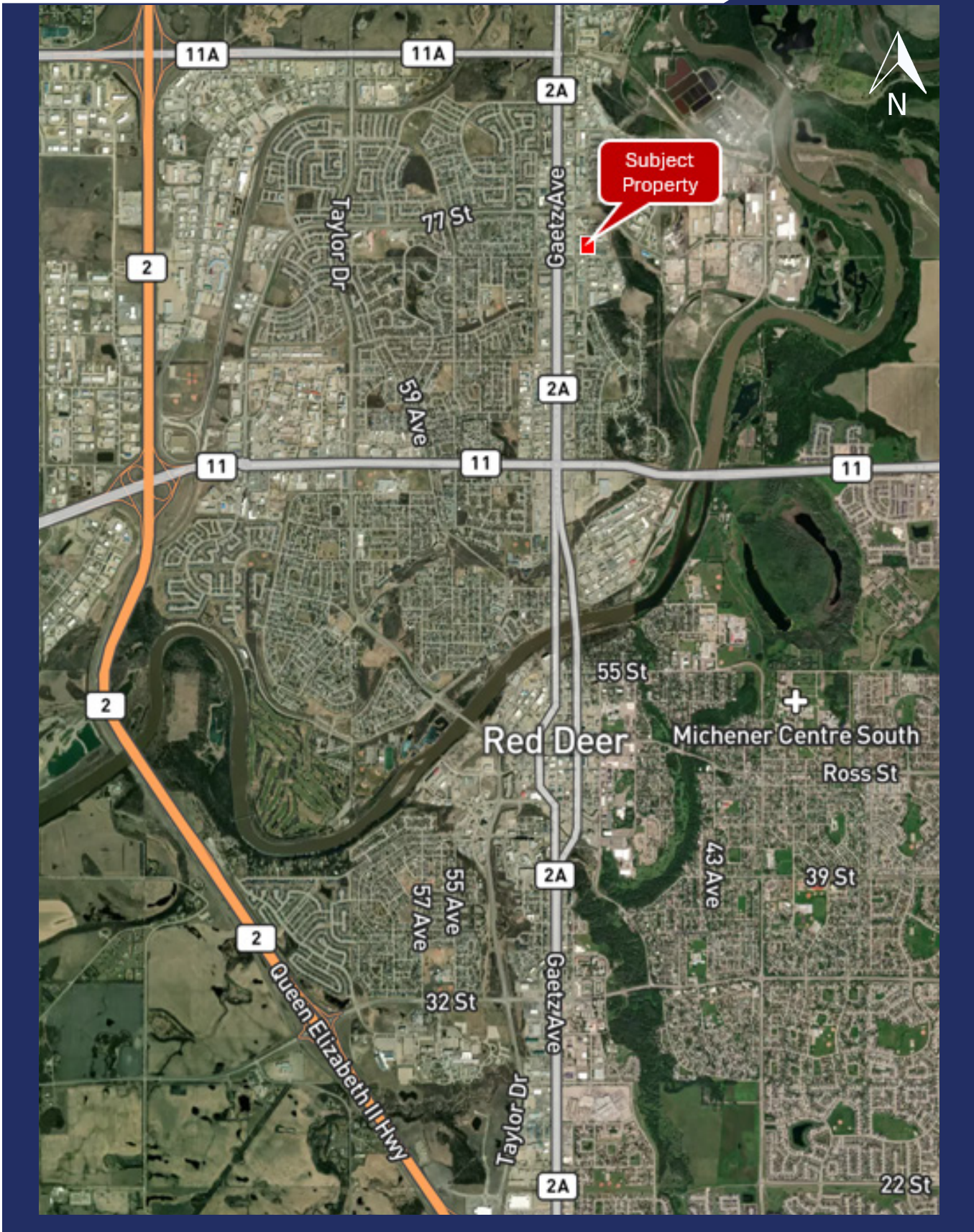


7491 49 Avenue Unit Sizes

Washrooms
 RH Radiant Heaters
 Upstairs Mezzanine



LOCATION / MAP



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

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