

# FOR SALE/LEASE

7, 7429 49 AVENUE  
RED DEER, AB





## About the Property

Available for sale or lease: a versatile industrial condo in Northlands Industrial Park, ideal for both new and established businesses. This property offers the unique advantage of vendor financing, providing an accessible ownership opportunity with flexible terms. Designed for versatility, the front area includes a flexible floor plan with a reception and showroom, adaptable for one or two businesses to operate independently.

The condo's layout includes washrooms and a spacious second-floor office concept, creating an open, collaborative workspace. Additional features include a lunch room for staff convenience and a warehouse equipped with an overhead door for streamlined loading and unloading. LED lighting will also be installed in the warehouse area, adding to the unit's functionality and efficiency.

***This unit is currently under renovations and new photos will be uploaded as soon as possible.***

This Northlands Industrial Park condo represents an excellent investment for business expansion or ownership, with lease or purchase options available to suit a range of business needs.

### LEGAL DESCRIPTION

Condo Plan 9420980, Unit 7

### UNIT SIZE

3,360 SF

### LOCATION

Northlands Industrial Park

### ZONING

I1 - Industrial Business Service

### LEASE RATE

\$11.00 PSF

### ADDITIONAL RENT

\$4.39 PSF

### MONTHLY RENT

\$4,309.20 + GST

### SALE PRICE

\$475,000

### PROPERTY TAXES

\$7,578 (2024)

### POSSESSION

Immediate



## Property Details

### UNIT SIZE

3,360 SF

### BAY DIMENSIONS

93' x 27'

### POSSESSION

Immediate

### LOADING

12' x 16' Overhead Door

### HVAC

Make up air

### CEILING HEIGHT

20' - 22' approx.

### LIGHTING

LED (to be installed)

### YARD

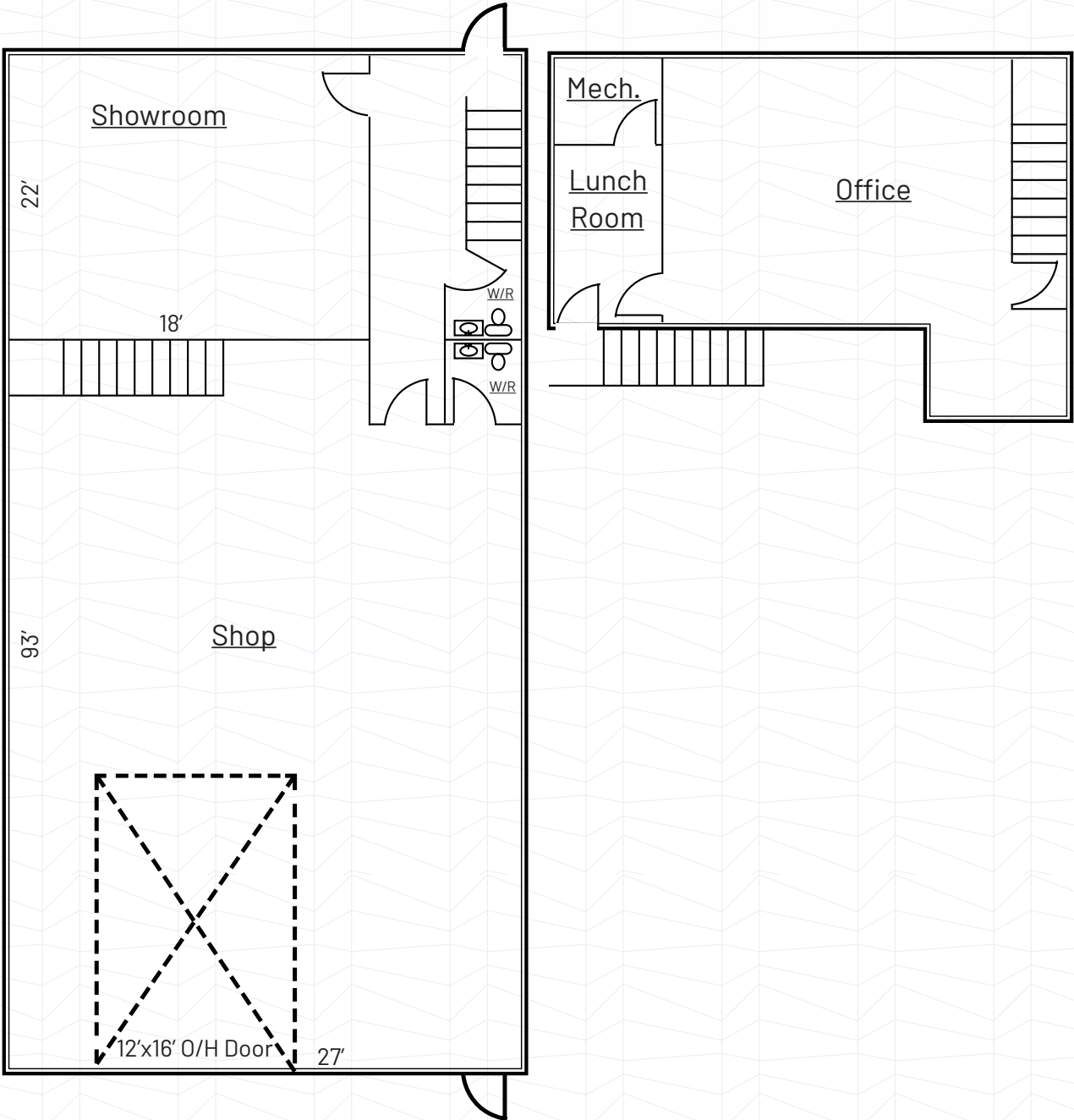
Paved; Shared Common Area

### FEATURES

- › Reception/Showroom
- › (2) Washrooms
- › Second Floor is an open office concept
- › Lunch Room



Floor Plan







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