

7895 50 AVENUE, RED DEER, AB

Industrial

7209 sq ft

\$19,188 Annual Property Taxes

Built in 1982



DENA ARNOLD
— REALTY GROUP —

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Prime Industrial Investment Opportunity – North Red Deer Located on a high-traffic main corridor in the heart of North Red Deer, this **large industrial shop** sits on a spacious **0.8-acre lot**, offering excellent visibility and easy access for commercial operations. The building features ample space for warehousing, manufacturing, or industrial service use, with plenty of yard space for parking, equipment, or future expansion.

Property highlights:

- Lot Size: 0.8 acres – ideal for maneuvering large vehicles or storing materials.
- Established Tenancy: Currently leased to a long-term tenant with a solid lease in place – tenant wishes to stay.
- Zoning: Industrial – supports a variety of commercial and industrial use.
- Great Stable income-generating property to add to an investor portfolio.

MLS# A2209888

Industrial
\$1,100,000

Taxes \$19,188

Location North Red Deer

Zoning I1

Lot Size 0.8 acres

Square Footage 7209 sqft

