

# \$11 - 2, 8121 49 Avenue close, Red Deer

MLS® #A2219717

**\$11**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.05 Acres

Northlands Industrial Park, Red Deer, Alberta

Now Available for Lease – Unit 2, 8121 49  
Avenue Close, Red Deer

Located in the desirable Northlands Industrial Park, this 2,162 sq. ft. industrial condo bay offers a prime opportunity for your business. Built in 2006, the vacant bay features a wide-open, flexible layout ready for development, finishing, or immediate use, making it ideal for various industrial or commercial applications. Key highlights include a 19' x 24' mezzanine for extra storage, one half bath in the main shop area, a shower on the mezzanine, a powered 16' x 14' overhead door, a makeup air unit, a two-compartment sump, radiant heat, and impressive 23' shop ceilings. Zoned I1 Industrial, the space boasts energy-efficient construction and a 220 amp, three-phase, 600-volt power supply. Tenants benefit from access to common yard areas, paved parking for staff and clients, and excellent connectivity to Gaetz Avenue, Highway 2A, and Highway 11A. Additional rents are budgeted at \$4.89/sq. ft. Unit 2 at 8121 49 Avenue Close offers 2,162 sq. ft. of flexible industrial space at a highly competitive rate – approximately \$2,885/month, combining \$11.00/sq. ft. base rent with \$4.89/sq. ft. additional rent.

Compared to similar industrial bays in Red Deer, this property delivers outstanding value, offering high ceilings, a mezzanine for extra storage, modern infrastructure, and a prime location near major routes like Gaetz Avenue, Hwy 2A, and Hwy 11A.



Don't miss this opportunity to secure quality space at an attractive price point – ideal for businesses looking to optimize their footprint without compromising on features or location!

Prefer to own instead of lease? This bay is also available for purchase – see MLS# A2218876.

Built in 2006

**Essential Information**

MLS® #	A2219717
Price	\$11
Bathrooms	0.00
Acres	0.05
Year Built	2006
Type	Commercial
Sub-Type	Industrial
Status	Active

**Community Information**

Address	2, 8121 49 Avenueclose
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2V5

**Interior**

Heating	Forced Air, Natural Gas, Overhead Heater(s)
---------	---

**Exterior**

Roof	Metal
Foundation	Poured Concrete, Slab

**Additional Information**

Date Listed	May 7th, 2025
-------------	---------------

Days on Market	6
Zoning	I1

## **Listing Details**

Listing Office	Century 21 Advantage
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.