

FOR LEASE

9/10, 7887 - 49 AVENUE
RED DEER, AB





About the Property

2,250 SF industrial bay available for immediate lease in Red Deer’s Northlands Industrial Park. The unit features a functional, mostly open floor plan with three enclosed offices, two washrooms, and a designated storage area. A 14’ x 12’ powered overhead door supports efficient loading and unloading.

The property includes use of a portion of the graveled common yard, suitable for additional parking or outdoor storage. Located just off Gaetz Avenue, the site offers excellent connectivity to major transportation routes, making it well-suited for service providers, contractors, or light industrial users.

This well-positioned bay presents a flexible layout to accommodate a range of business needs.

LEGAL DESCRIPTION

Plan 7921794, Block 7, Lot 7

UNIT SIZE

2,250 SF

LOCATION

Northlands Industrial Park

ZONING

I1 - Industrial Business Service

LEASE RATE

\$10.50 PSF

ADDITIONAL RENT (ESTIMATED)

\$4.00 PSF

TOTAL MONTHLY RENT

\$2,718.75 + GST

POSSESSION

Immediate

| Unit 9/10

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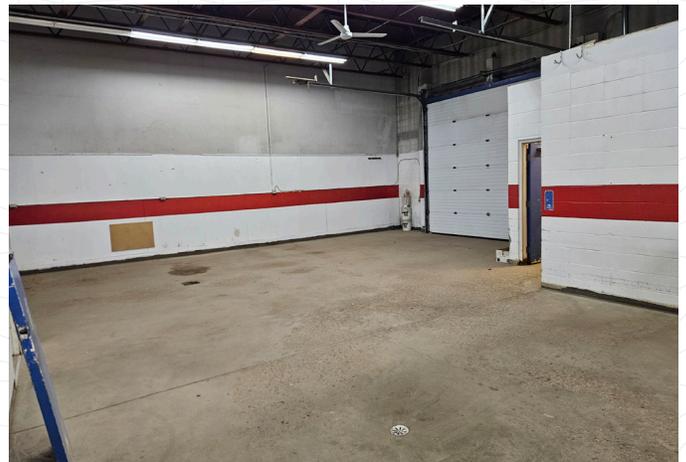
LOADING
(1) 14' x 12' Overhead Powered Door

HVAC
Gas-Fired Unit Heater

CEILING HEIGHT
Approx. 18'4 to underside (approx 15' clear)

LIGHTING
Fluorescent

YARD
Shared; Graveled



Floor Plan

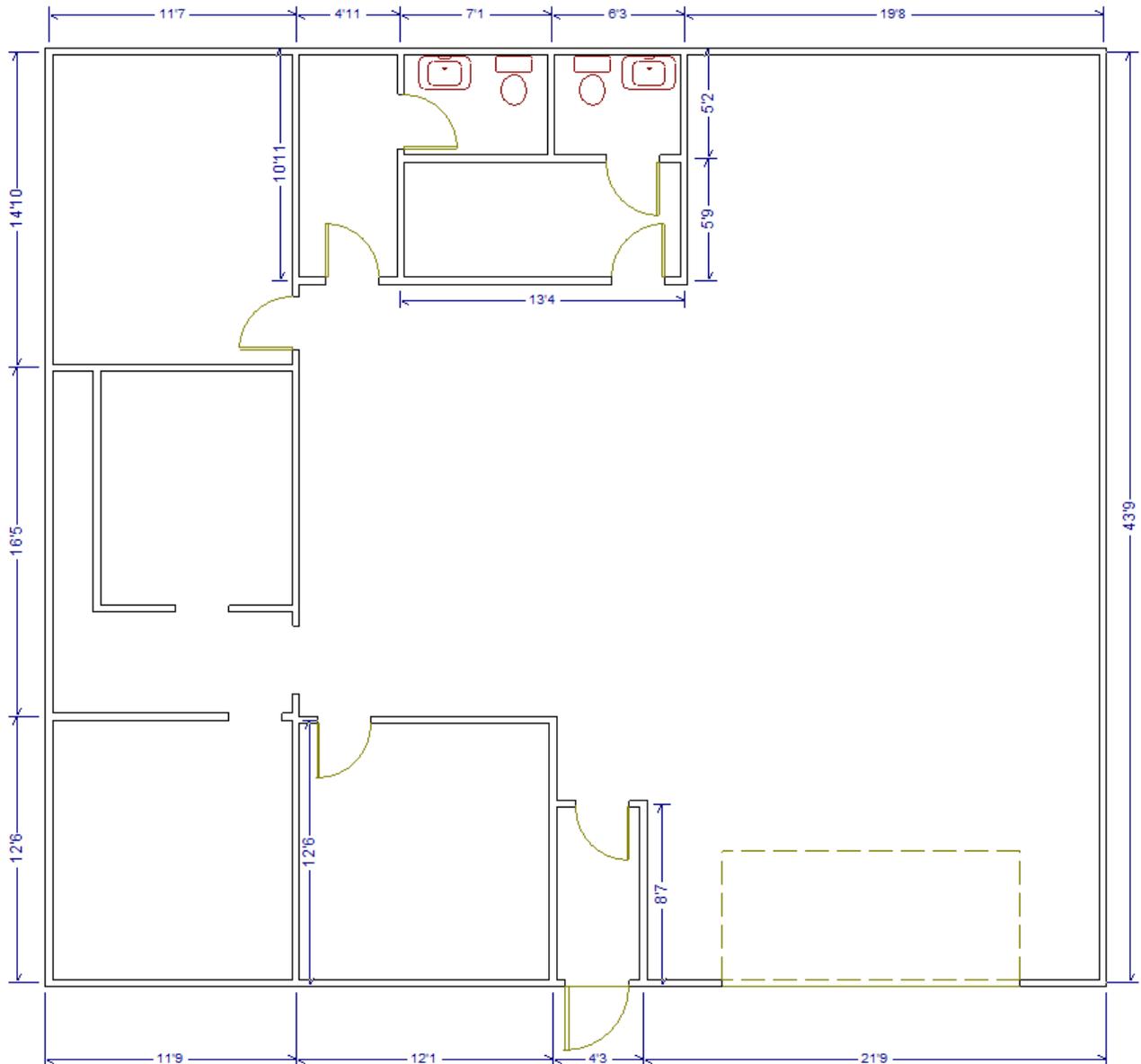


Diagram may not be accurate



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