

FOR LEASE

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.

A 1,125 SF second-floor office unit is also currently available, featuring three private offices, a boardroom or large lunchroom, a washroom, and a coffee counter. The space is fully air conditioned, providing a comfortable and professional environment for administrative or office operations.

This well-positioned property presents flexible options to accommodate a range of business needs.

LEGAL DESCRIPTION

Plan 7921794, Block 7, Lot 7

UNIT SIZES

1,125 SF - 2,250 SF

LOCATION

Northlands Industrial Park

ZONING

I1 - Industrial Business Service

LEASE RATE

\$8.00 PSF - \$10.50 PSF + 4% escalations per year

ADDITIONAL RENT (ESTIMATED)

\$4.00 PSF

TOTAL MONTHLY RENT

\$2,718.75 + GST

POSSESSION

Immediate

| Unit 9/10

UNIT SIZE

2,250 SF

LEASE RATE

\$10.50 PSF + 4% escalations per year

ADDITIONAL RENT

\$4.00 PSF

MONTHLY RENT

\$ 2,718.75 + GST

LOADING

(1) 14' x 12' Overhead Powered Door

HVAC

Gas-Fired Unit Heater

CEILING HEIGHT

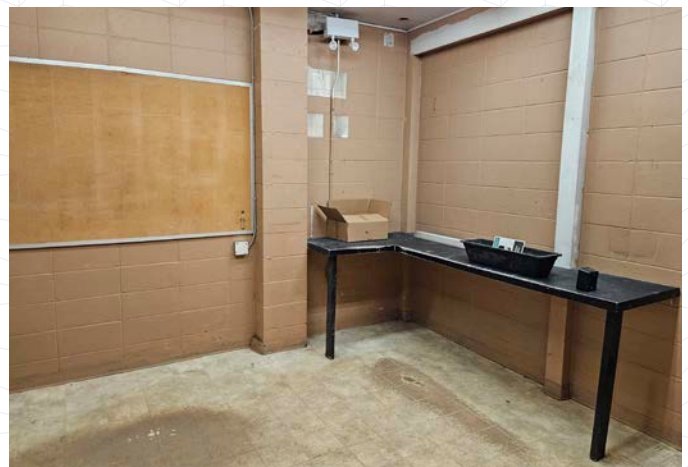
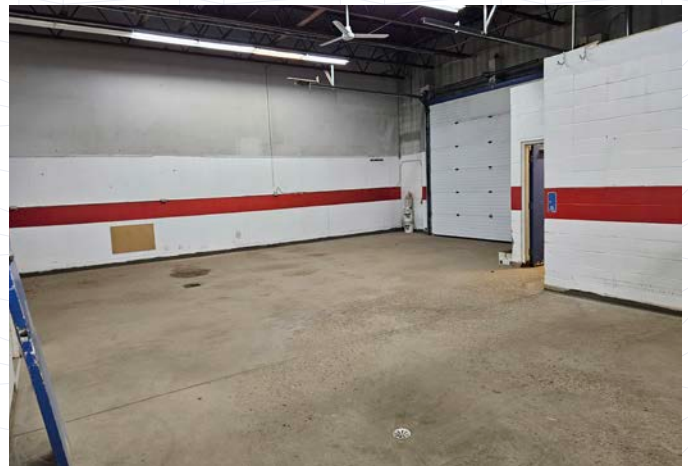
Approx. 18'4 to underside (approx 15' clear)

LIGHTING

Fluorescent

YARD

Shared; Graveled



Floor Plan



Unit 9/10, 7887 – 49 Ave, Red Deer, AB
This Diagram May Not Be Accurate

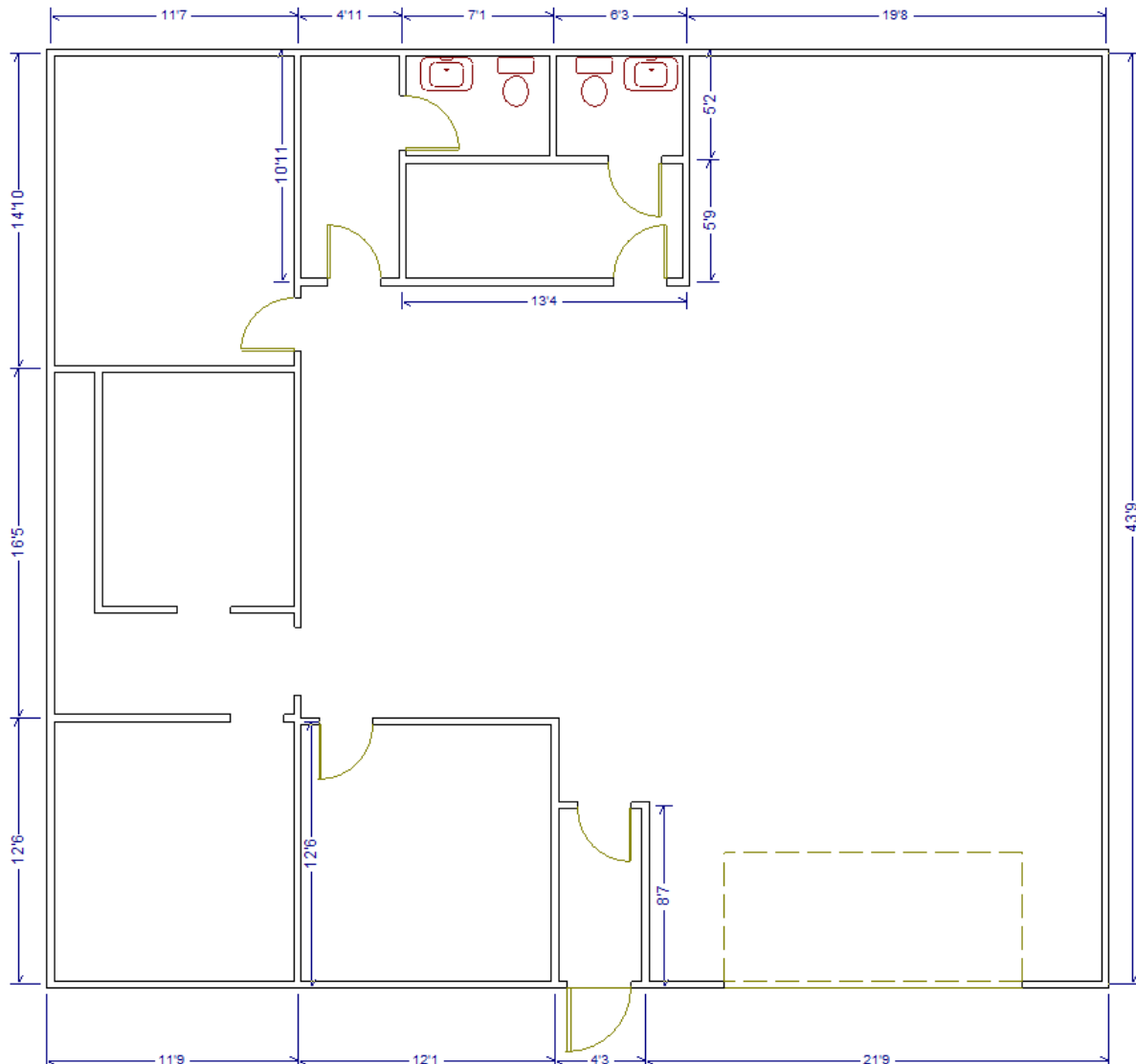


Diagram may not be accurate



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