

\$12 - 205, 7803 50 Avenue, Red Deer

MLS® #A2255923

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

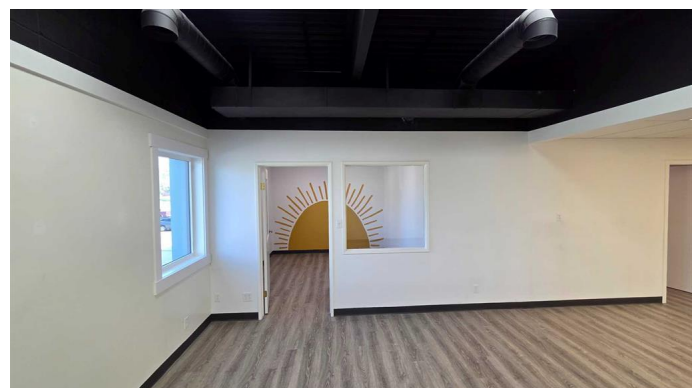
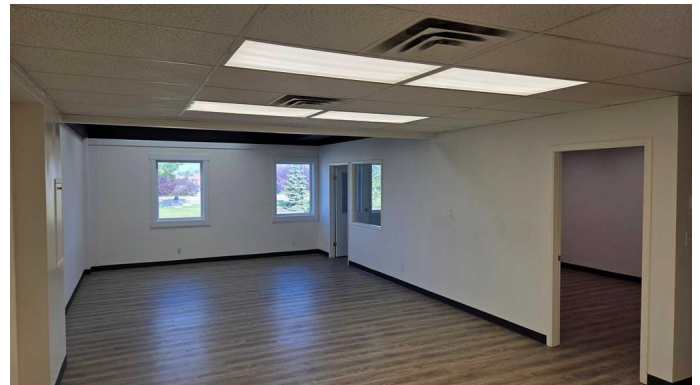
2nd Floor AIR CONDITIONED walk up space on North Gaetz in Red Deer. Space suited for retail by appointment or office uses. City of Red Deer now permits office professionals in this zoning (subject to approval by city) Ideal space for small accounting/bookkeeping, administrative offices, small micro retail business. (past use)

Unit layout- one office one large meeting room (could be office) remainder is open space which can be used for display or office cubicles/ open workspace area. Small Storage room. Combination of open ceiling and T-bar, LED Lighting, Space was recently renovated (2023) new vinyl Plank flooring and painted. exposure facing Gaetz Ave. unit is heated and cooled with rooftop unit ; Tenant has full control of temperature for their space. Signage: . Directory signage on main floor entry to building and identification signage on unit door, outside Tenant will have identification signage on main level entrance to the walk up space.

Parking - 66 surface stalls located on the site; mix of dedicated and common.

Common costs estimated at \$5.25 for 2025 for upstairs units- proportionate share of heat, water and sewer and shared use of one garbage bin ,property taxes, insurance and janitorial to common areas. Tenant pays Electricity, Telus and Shaw now available at the building.

Main entrance to the 2nd floor complex renovated in 2025; Other Tenancy on this floor



included a financial services company,
engineer and admin offices for an oil field
services company.

Essential Information

MLS® #	A2255923
Price	\$12
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	205, 7803 50 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1M8

Amenities

Parking Spaces	66
----------------	----

Interior

Heating	Forced Air, Natural Gas, See Remarks
Cooling	Full

Exterior

Roof	Flat Torch Membrane
Foundation	Slab

Additional Information

Date Listed	September 11th, 2025
Days on Market	70
Zoning	C-4

Listing Details

Listing Office Century 21 Maximum

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.