

# \$399,900 - 13, 7428 49 Avenue, Red Deer

MLS® #A2269686

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Ideal opportunity in Northlands Industrial Park!

This well-suited 3,051 sq ft industrial condo offers exceptional value for both investors and owner-operators looking for a functional, flexible space in one of Red Deer's strongest commercial corridors. Enjoy the convenience of snow removal and grass maintenance!

Featuring a large rear shop bay with a 12' x 14' overhead door, bright front retail/office space, and an upper mezzanine with a kitchenette and additional bathroom, this unit is designed to support a wide range of business needs. The layout includes two separate office or storage rooms, plus a workshop area, giving you efficient workflow potential and room to grow.

Outside, you'll find ample paved parking and easy access to the gravel rear alley. Which is ideal for trucks, deliveries, and equipment movement. Surrounded by established businesses and located minutes from major roads and commercial amenities, this property combines convenience with long-term stability.

Currently rented with a strong history of occupancy, this unit offers an appealing option for investors seeking steady returns as well as business owners wanting a strategic, high-visibility location.



Built in 1977

Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2269686   |
| Price      | \$399,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1977       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 13, 7428 49 Avenue         |
| Subdivision | Northlands Industrial Park |
| City        | Red Deer                   |
| County      | Red Deer                   |
| Province    | Alberta                    |
| Postal Code | T4P1M2                     |

Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 18th, 2025 |
| Zoning      | I1                  |

Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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