



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1-14, 4845 79 Street
Red Deer, Alberta**

MLS # A2346956



\$3,500,000

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 20,480 sq.ft.

Zoning: I-1

Heating: Ceiling, Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.52 Acres

Lot Feat: -

Turn-key 14-bay, 11 tenant industrial investment in Red Deer's sought-after Northlands Industrial Park. Built in 1980, this 20,480 SF single-storey Class B building offers 20' clear ceiling height on a 1.52 acre site with excellent access to 49 Avenue, Highway 11A, and the QEII Highway corridor. Fully leased to a diverse roster of established local trades and service tenants — several with 9 to 15+ years of continuous, uninterrupted occupancy — the property generates \$233,480 in current annual base rent (\$11.40 PSF weighted average), plus a fixed \$4.50 PSF additional rent that fully recovers operating costs. Held as a single-owner bare land condominium corporation, this building can be acquired as a stabilized bulk investment or repositioned over time through a unit-by-unit strata sell-off. With Red Deer's industrial vacancy near 4% and minimal new supply given today's construction costs, well-located multi-tenant assets like this one offer a rare combination of in-place income and long-term upside in Alberta's third-largest city. Zoned I-1, Industrial Business Service Zone.