

FOR SALE

7887 49th Avenue, Red Deer, AB





About the Property

This multi-tenant industrial building, situated on 1.07 acres, is in the established Northlands Industrial Park, just one block east of Gaetz Avenue. Constructed in 1979 and zoned I1, the property offers a functional layout ideal for a range of light industrial users. The building consists of 10-11 units, comprised with a mix of single and multi-unit configurations. With the exception of the front office units (Unit 1 and 1A), all others feature grade-level overhead doors, ranging in size from 12' x 14' to 14' x 14'. Each warehouse unit is approx 1,125 SF, however Unit 9/10 is 2,250 SF. The property is mostly leased, providing an investor with immediate reliable cash flow and future leasing upside.

Unit 1 and 1A forms a two-storey fully developed industrial office space fronting the building, while the remaining bays are warehouse units with minimal or no office buildout. The site includes paved customer and tenant parking at the front, with access to a shared, graveled yard along the north side of the property. There are also two fenced compounds at the east end of the site, currently one of which generates additional monthly revenue.

This well cared for asset offers solid income potential and long-term value in a convenient industrial location.

Note Building Sizes are approximate and not professionally measured.

Information contained in this brochure is for general purposes only. For complete details, including rent information, please contact Salomons Commercial.

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SALE PRICE
\$1,400,000

LEGAL DESCRIPTION

Plan 7921794, Block 7, Lot 7

SITE SIZE

1.08 Acres

BUILDING SIZE

11,200 SF (Footprint) + 2nd Floor Front Office = Approx 12,190 SF

LOCATION

Northlands Industrial Park

ZONING

I1 - Light Industrial

PROPERTY TAXES

\$25,548 (2025)

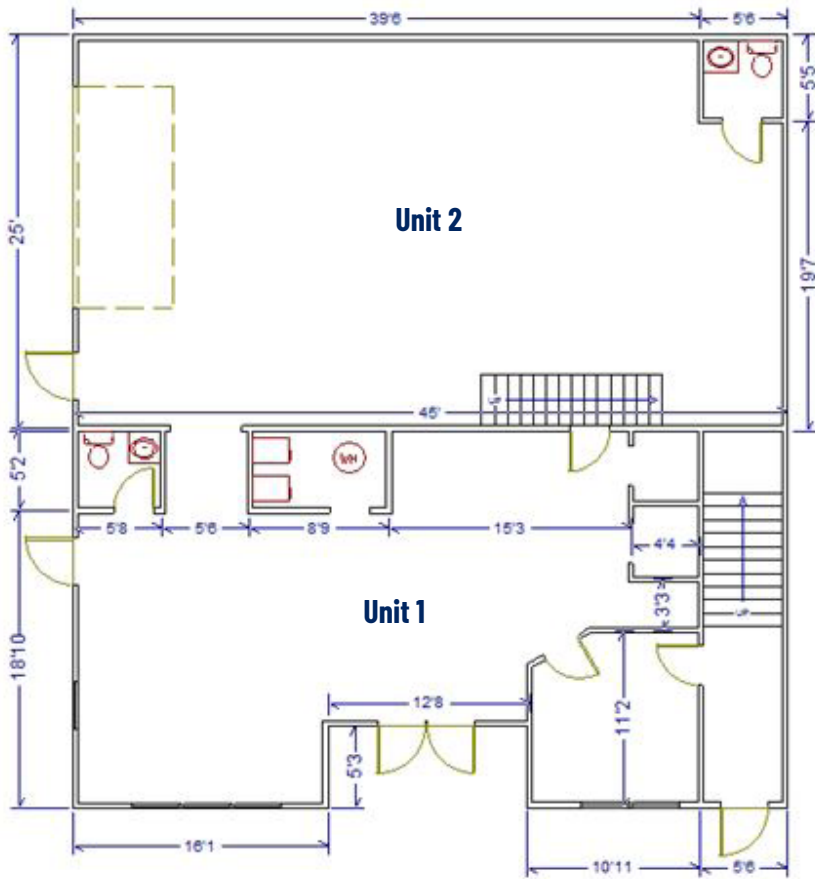
POSSESSION

Immediate

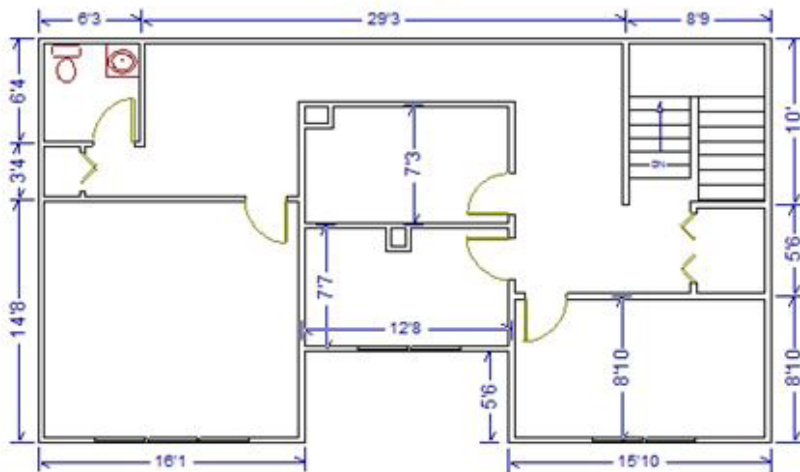
Units 1 - 2 & 1A

Unit No.	Tenant/Type	Size (SF)	Expiry Date
1 - 2	Gateway Mechanical	2,065	December 31, 2026
1A	Vacant	1,125	-

Please note: Unit 1 & 2 images shown are prior to current tenant occupancy



Unit 1A



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Unit 1



Unit 1



Unit 2



Unit 1A

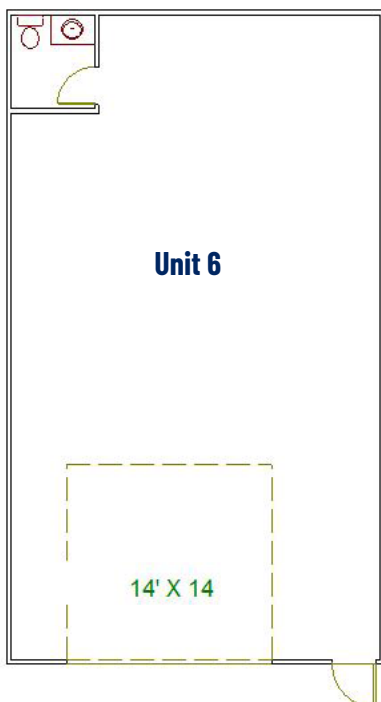
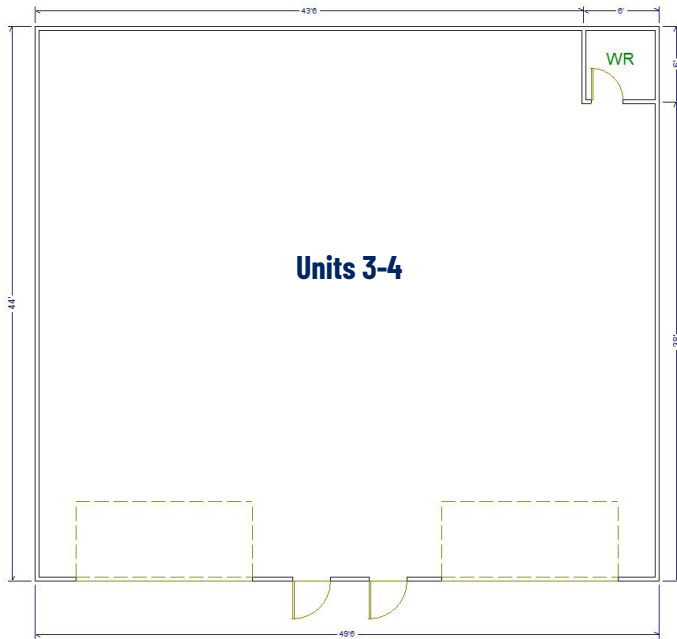


Unit 1A

Units 3-4 & 6-8

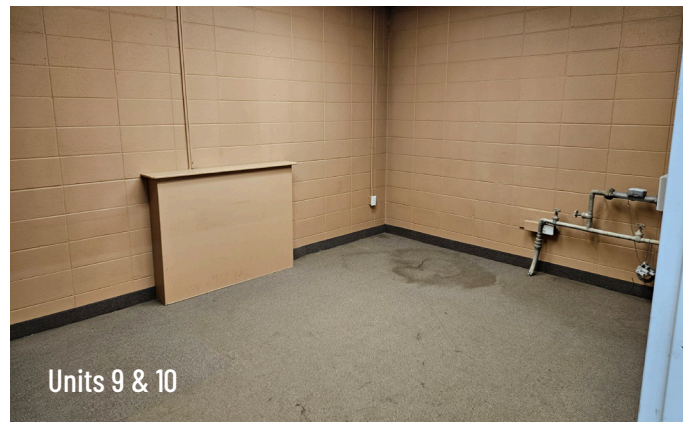
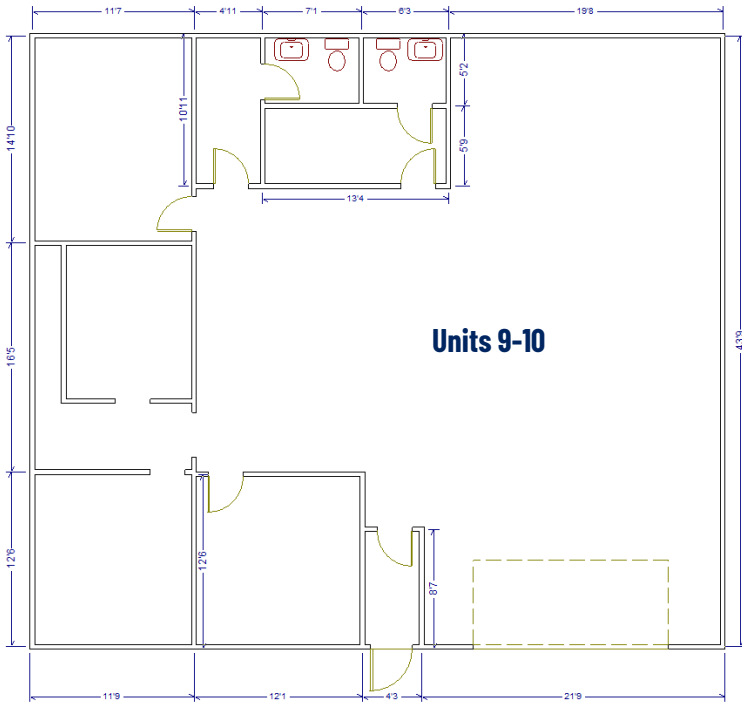
Unit No.	Tenant/Type	Size (SF)	Expiry Date
3 & 4	RWLS Canada	2,250	April 30, 2026
5	Dose Coffee	1,125	January 14, 2027
6-8	Peak Auto	3,375	August 31, 2026

Please note: Photos and floor plans are not available for Units 5, and 7-8. Images shown are prior to current tenant occupancy.



Unit 9/10

Unit No.	Tenant/Type	Size (SF)	Expiry Date
9/10	Gardaworld	2,250	August 31, 2026





Central Alberta's Ambassador for Commercial Real Estate



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