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## 4806 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Red Deer, Alberta


**Listing ID:**  
26996


**MLS ID:**  
A2182031

**\$1,350,000**



 **ROHIT BRAR**  
 (587) 578-7259

 **Royal LePage Solutions**  
 403-252-5900

 4806 51 Avenue , Red Deer , Alberta T4N 4H3

**Transaction Type**

For Sale

**Days On Market**

148

**Zoning**

C1

**Subdivision**

Downtown Red Deer

**Year Built**

1980

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

H

**Building Area (Sq. Ft.)**

8675.00

**Building Area (Sq. M.)**

805.93

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Call Lister

This meticulously maintained office building is located right on Hwy 2A, offering excellent visibility and accessibility. The property is 100% leased with true NNN leases, ensuring that tenants cover all operating costs, making this a hassle-free investment. The largest tenant has been in place for over 20 years, adding stability to this exceptional asset. Listed at a 7.18% cap rate and open to offers, this property presents a rare opportunity to acquire a turnkey investment in the heart of Red Deer's vibrant downtown core. Recent upgrades include 4 brand-new HVAC systems (installed in 2022, Approx. \$60,000) and new LED lighting with electrical work (completed in 2022, Approx. \$23,000). These updates reduce operating expenses and enhance energy efficiency for years to come.

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