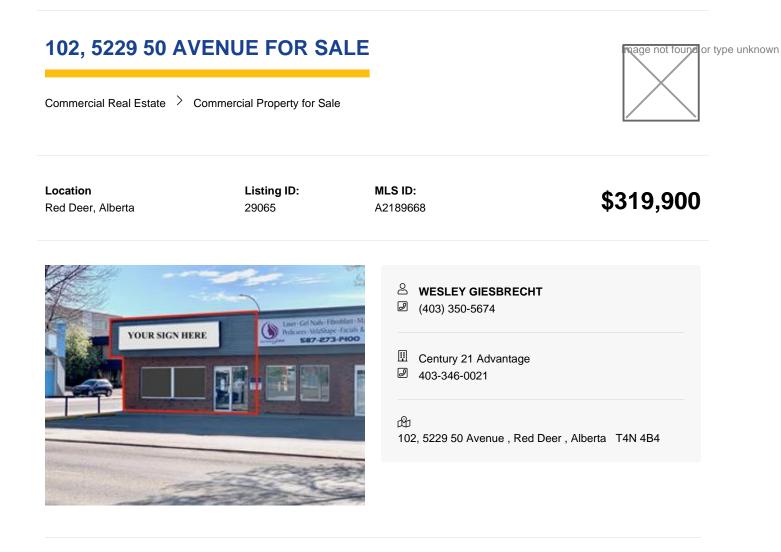


Generated: Jul 1, 2025, 14:35:11

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type For Sale

Subdivision Downtown Red Deer

Structure Type Low Rise (2-4 stories)

Legal Plan 0425024

Construction Type Brick,Wood Frame

Cooling Central Air

Restrictions None Known Days On Market

Building Type Commercial Mix,Mixed Use,Office Building,Retail,Street Level Storefront

Property Type Commercial

Building Area (Sq. Ft.) 2000.00

Roof Tar/Gravel

Heating Forced Air,Natural Gas

Reports Other Documents Zoning C1

Year Built 2000

Property Sub Type Office

Building Area (Sq. M.) 185.80

Foundation Poured Concrete

Inclusions N/A

Attractive 9.4% CAP RATE Return on this C1-zoned ,Class A PROFESSIONAL OFFICE SPACE W/ optional 15-PARKING STALL separate lot (individually titled) ! This 2,000 SQ FT +/- , First-Class, END-CAP UNIT Office space, located right on GAETZ AVE SOUTH! Main-level GAETZ AVE FRONTAGE, featuring 7 generous offices, front reception w/ built in desk, 2 baths, a big boardroom w/ kitchenette, a server/ storage room as well as 6 common parking spots out front. Low condo fee's of \$367.88/month. (2024) Need more parking? OPTION TO BUY THE ADDITIONAL 25'x125' gravelled parking lot (4927-53 street) which has 15 stalls (can be rented @ \$60.00/month/stall) Listed at \$149,900.00. Sold together (\$469,800.00)or separate. Superb location with HIGH VISIBILITY and a traffic count, well over 7,000 cars/day. Visit REALTORS® website for more detailed information. Tenant pays \$3,286.68/month (\$15.00/PSF (\$2,500/month), plus \$4.72/PSF NNN costs (\$786.68)

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® 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.