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## 102, 5229 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Red Deer, Alberta



**Listing ID:**  
29065

**MLS ID:**  
A2189668

**\$319,900**



 **WESLEY GIESBRECHT**  
 (403) 350-5674

 Century 21 Advantage  
 403-346-0021

 102, 5229 50 Avenue , Red Deer , Alberta T4N 4B4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 157	<b>Zoning</b> C1
<b>Subdivision</b> Downtown Red Deer	<b>Building Type</b> Commercial Mix,Mixed Use,Office Building,Retail,Street Level Storefront	<b>Year Built</b> 2000
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 0425024	<b>Building Area (Sq. Ft.)</b> 2000.00	<b>Building Area (Sq. M.)</b> 185.80
<b>Construction Type</b> Brick,Wood Frame	<b>Roof</b> Tar/Gravel	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

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)

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