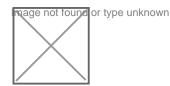


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

MLS ID:

3518 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Red Deer, Alberta Listing ID:

30852 A2227115

\$1,500,000



- **△ DENNIS ROSZELL**
- **2** (403) 350-1914
- □ Century 21 Bravo Realty
- **403-250-2882**
- 3518 50 Avenue, Red Deer, Alberta T4N 3Y4

Transaction Type

For Sale

Title

Days On Market

Zoning

C4

Subdivision

Fee Simple

South Hill

Structure Type

Building Type Free-Standing

Property Type

Year Built

1977

Commercial

Property Sub Type

Retail

Legal Plan 6159ET

Building Area (Sq. Ft.) 4228.00

Building Area (Sq. M.)

392.79

Lot Size (Sq. Ft.)

18000

Retail

Lot Size (Acres)

0.41

Footprint (Sq. Ft.)

4228

Construction Type Concrete, Stucco

Roof

Membrane

Foundation

Poured Concrete

Cooling None

Heating

Forced Air, Natural Gas

Lot Features

Back Lane, City Lot, Corner Lot, Low Maintenance Landscape, Near Public

Transit, Near Shopping Center, Paved, Street Lighting Access to Property

Major Shopping Nearby, On Major Traffic Route, Paved Road, Visual Exposure

Inclusions

Attached fixture belonging to the owner.

Restrictions None Known Reports

Aerial Photos, Environmental Phase 1

Location, Timing & Cash Flow; A RARE COMBINATION; South Gaetz Avenue across from Tiffany's with Right and left-IN & Right and Left- Out; with a set of lights on the corner of 35 St and 50 Ave. The popular Gaetz Fresh Market grocery Store has been a successful grocery store for 48 years. The property is occupied by a tenant that owns and operates the existing grocery store.

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