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3518 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Red Deer, Alberta

Listing ID:
30852

MLS ID:
A2227115

\$1,500,000



 **DENNIS ROSZELL**
 (403) 350-1914

 Century 21 Bravo Realty
 403-250-2882

 3518 50 Avenue , Red Deer , Alberta T4N 3Y4

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning C4	Subdivision South Hill	Building Type Free-Standing
Year Built 1977	Structure Type Retail	Property Type 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	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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