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102, 5229 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta

Listing ID:
32320

MLS ID:
A2259933

\$299,900



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

 Century 21 Advantage
 403-346-0021

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

Transaction Type For Sale	Days On Market 20	Zoning C1
Subdivision Downtown Red Deer	Building Type Commercial Mix,Mixed Use,Office Building,Retail,Street Level Storefront	Year Built 2000
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Office
Legal Plan 0425024	Building Area (Sq. Ft.) 2000.00	Building Area (Sq. M.) 185.80
Construction Type Brick,Wood Frame	Roof Tar/Gravel	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas	Inclusions Fridge
Restrictions None Known	Reports Other Documents	

Attractive 10% CAP RATE Return on this C1-zoned ,Class A PROFESSIONAL OFFICE SPACE W/ optional 13-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 \$129,900.00. Sold together (\$429,800.00)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 currently pays \$3,286.68/month (\$15.00/PSF (\$2,500/month), plus \$4.72/PSF NNN costs (\$786.68)

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