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1, 5511 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta



Listing ID:
32360

MLS ID:
A2261104

\$12



 **BOB SHEDDY**
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 Century 21 Masters
 403-823-2121

 1, 5511 50 Avenue , Red Deer , Alberta T4N 7A4

Transaction Type For Lease	Days On Market 1	Lease Amount 12.00
Lease Frequency Annually	Zoning C-1	Subdivision Downtown Red Deer
Building Type Condo Complex,Mixed Use,Retail,Street Level Storefront,Strip Mall	Year Built 1979	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Legal Plan 9920252
Building Area (Sq. Ft.) 1561.00	Building Area (Sq. M.) 145.02	Lot Size (Sq. Ft.) 1465
Lot Size (Acres) 0.03	Inclusions None	Restrictions None Known
Reports Other Documents		

An outstanding opportunity to own or lease a renovated corner bay with excellent visibility in a busy commercial complex. This 1,561 sq. ft. condo bay (approx. 54 ft x 29 ft) features a bright open retail area, a private office, secured storage, washroom, and a convenient rear entrance for shipping and receiving. The property includes a paved parking lot with two entrances, offering plenty of on-site parking for staff and customers, and a new roof was installed in 2017. Basic rent is \$12.00 per sq. ft. with additional rent of \$7.00 per sq. ft. (NNN). Tax amount (2025) \$6,450.41 annually or \$537 monthly. Zoned C-1, ideal for retail, showroom, or service-based businesses.

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