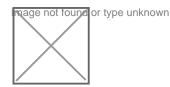


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1,5511 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationListing ID:MLS ID:Red Deer, Alberta32360A2261104

\$12



- $\stackrel{\circ}{\rightharpoonup}$ bob sheddy
- **2** (403) 324-2222
- □ Century 21 Masters
- **403-823-2121**
- 1, 5511 50 Avenue, Red Deer, Alberta T4N 7A4

Transaction Type

For Lease

Days On Market

12.00

Lease Frequency

Annually

Zoning

62

C-1

Subdivision

Lease Amount

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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