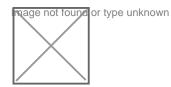


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **1,5511 50 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



LocationListing ID:MLS ID:Red Deer, Alberta32360A2261104



 $\stackrel{\circ}{-}$  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

C-1

Downtown Red Deer

Lease Amount

Subdivision

**Building Type** 

**Property Type** 

Commercial

Condo Complex, Mixed Use, Retail, Street

Year Built 1979

Mixed Use

Structure Type

Level Storefront, Strip Mall

**Property Sub Type** 

Retail

Legal Plan

9920252

**Building Area (Sq. Ft.)** 

1561.00

Building Area (Sq. M.)

145.02

Lot Size (Sq. Ft.)

Restrictions

1465

Lot Size (Acres)

0.03

Inclusions None

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 servicebased businesses.

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