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1, 5511 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Red Deer, Alberta



Listing ID:
32389


MLS ID:
A2261103

\$299,000



 **BOB SHEDDY**
 (403) 324-2222

 Century 21 Masters
 403-823-2121

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

Transaction Type For Sale	Days On Market 1	Zoning C-1
Subdivision Downtown Red Deer	Building Type Commercial Mix, Condo Complex, 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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