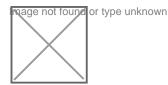


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1,5511 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Red Deer, Alberta Listing ID: 32389

MLS ID: A2261103

\$299,000



△ BOB SHEDDY

2 (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

Zoning

C-1

1979

Building Type

SubdivisionDowntown Red Deer

Commercial Mix,Condo Complex,Retail,Street Level

Storefront, Strip Mall

Structure Type Property Type

Mixed Use

Property Type Commercial Property Sub Type Retail

Year Built

Legal Plan Building Area (Sq. Ft.)

9920252 1561.00

Building Area (Sq. M.)

145.02

Lot Size (Sq. Ft.)

1465

Lot Size (Acres)

Inclusions

C

0.03

None

Restrictions Reports

None Known 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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