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A105, 5212 48 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta



Listing ID:
33017

MLS ID:
A2272358

\$399,900



 **WESLEY GIESBRECHT**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

 A105, 5212 48 Street , Red Deer , Alberta T4N 7C3

Transaction Type For Sale	Title Fee Simple	Days On Market 148
Zoning DC(6)	Subdivision Downtown Red Deer	Building Type Commercial Mix,Condo Complex,Mixed Use,Office Building,Retail,See Remarks,Shopping Centre,Strip Mall
Year Built 2001	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 0221935	Building Area (Sq. Ft.) 1182.00
Building Area (Sq. M.) 109.81	Lot Size (Sq. Ft.) 1182	Lot Size (Acres) 0.03
Inclusions N/A	Restrictions Condo/Strata Approval,See Remarks	Reports Other Documents

PROFESSIONALLY BUILT OUT OFFICE OR RETAIL SPACE- IMMEDIATE OCCUPANCY AVAILABLE-This HIGH-END OFFICE/RETAIL UNIT has outstanding visibility & signage opportunities right onto Taylor drive and Ross Street,. A Marquee location to own, right at the Heart of the Heritage Village Shopping Centre. Boasting the following features, this could be your businesses new home: Formerly E-WYN WEIGHT-LOSS, this quality-built out space, boasts 1181 SQ FT and is Turnkey. Large main building signage, Large east and west facing windows, 5 offices, Built-in desk/Front Reception, Waiting area and display space with slat wall for retail goods sales in place, Free staff and customer parking, throughout the complex Alarm system, Other Tenant's in the Complex includes Mcdonald's, Dental, Law & Dental, Chiropractic offices, Insurance Brokers And more. NNN's are estimated at \$13.15./sq.ft (incl. condo fee's / common area charges of \$652.57 & taxes of \$641.80/monthly)). Average power/ gas bills are \$325/month with water/sewer averaging \$58/month. Make your next move for you, your business, or as an investor and own a piece of Red Deer's downtown, premiere Plaza's for 2026!

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