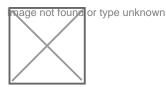


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

rM1

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

Transaction Type Title Days On Market

For Sale Fee Simple 22

Building Type

Zoning Subdivision Commercial Mix,Condo Complex,Mixed

DC(6) Downtown Red Deer Use,Office Building,Retail,See

Remarks, Shopping Centre, Strip Mall

Year BuiltStructure TypeProperty Type2001Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 0221935 1182.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

109.81 1182 0.03

Inclusions Restrictions Reports

N/A Condo/Strata Approval,See Remarks 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 officesI, 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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