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101, 2030 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Red Deer, Alberta



Listing ID:
33037

MLS ID:
A2272034

\$2,800,000



 **SCOTT RUSSELL**
 (403) 874-2381

 MaxWell Canyon Creek
 403-278-8899

 101, 2030 50 Avenue , Red Deer , Alberta T4R 1Z4

Transaction Type

For Sale

Days On Market

62

Zoning

C-4

Subdivision

South Hill

Year Built

2001

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

0023042

Building Area (Sq. Ft.)

121191.00

Building Area (Sq. M.)

11258.92

Lot Size (Sq. Ft.)

5000

Lot Size (Acres)

0.11

Inclusions

N/A

Restrictions

Call Lister

Reports

Call Lister

An exceptional opportunity to acquire a fully leased retail plaza at 101, 2030 50th Avenue, a high-traffic commercial corridor in southeast Red Deer. Strategically positioned with excellent exposure and dual access, this modern strip centre offers consistent visibility and accessibility in a growing trade area. The property features a well-balanced mix of established tenants, including Five Guys and Chatters, representing strong national brands in the food and personal care sectors. Their presence contributes to excellent income stability and zero vacancy. Built in 2014, the building showcases durable construction, ample surface parking, and lasting curb appeal—making it an attractive asset for long-term ownership. Zoned C2A, the plaza is ideally situated among established residential communities, complementary retail amenities, and major transportation corridors. This zoning supports a broad range of commercial uses, enhancing long-term tenant demand and offering strong potential for future redevelopment. A prime investment opportunity for buyers seeking secure cash flow, future upside, and a presence in one of Red Deer's most active retail zones.

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