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## **101, 2030 50 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Red Deer, Alberta Listing ID:

33037 A2272034

MLS ID:

\$2,800,000



△ SCOTT RUSSELL

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**403-278-8899** 

rM1

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

**Transaction Type** 

For Sale

Subdivision

South Hill

Property Type

Commercial

Building Area (Sq. Ft.)

121191.00

Lot Size (Acres)

0.11

Reports
Call Lister

**Days On Market** 

1

Year Built

2001

**Property Sub Type** 

Retail

Building Area (Sq. M.)

11258.92

Inclusions

N/A

Zoning

C-4

Structure Type

Low Rise (2-4 stories)

Legal Plan

0023042

Lot Size (Sq. Ft.)

5000

Restrictions

Call Lister

An exceptional opportunity to acquire a fully leased retail plaza at 2067 50 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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