

\$319,900 - 102, 5229 50 Avenue, Red Deer

MLS® #A2189668

\$319,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

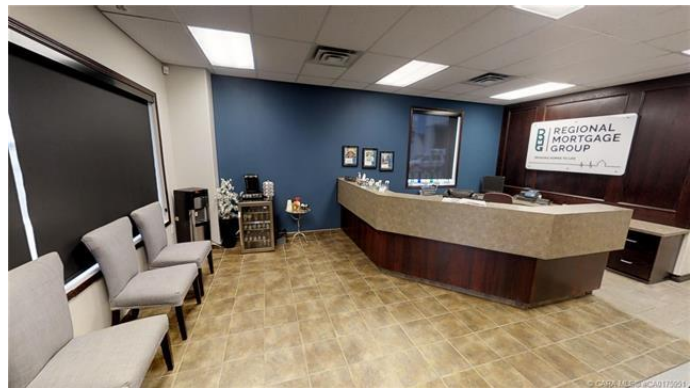
Downtown Red Deer, Red Deer, Alberta

Attractive 9.4% CAP RATE Return on this C1-zoned ,Class A PROFESSIONAL OFFICE SPACE W/ optional 15-PARKING STALL separate lot (individually titled) ! This 2,000 SQ FT +/- , First-Class, END-CAP UNIT Office space, located right on GAETZ AVE SOUTH! Main-level GAETZ AVE FRONTAGE, featuring 7 generous offices, front reception w/ built in desk, 2 baths, a big boardroom w/ kitchenette, a server/ storage room as well as 6 common parking spots out front. Low condo fee's of \$367.88/month. (2024) Need more parking? OPTION TO BUY THE ADDITIONAL 25'x125' gravelled parking lot (4927-53 street) which has 15 stalls (can be rented @ \$60.00/month/stall) Listed at \$149,900.00. Sold together (\$469,800.00)or separate. Superb location with HIGH VISIBILITY and a traffic count, well over 7,000 cars/day. Visit REALTORSÂ® website for more detailed information. Tenant pays \$3,286.68/month (\$15.00/PSF (\$2,500/month), plus \$4.72/PSF NNN costs (\$786.68)

Built in 2000

Essential Information

MLS® #	A2189668
Price	\$319,900
Bathrooms	0.00
Acres	0.00
Year Built	2000



Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	102, 5229 50 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 4B4

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Tar/Gravel
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 23rd, 2025
Days on Market	90
Zoning	C1

Listing Details

Listing Office	Century 21 Advantage
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.