

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

MLS® #A2189668

\$319,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

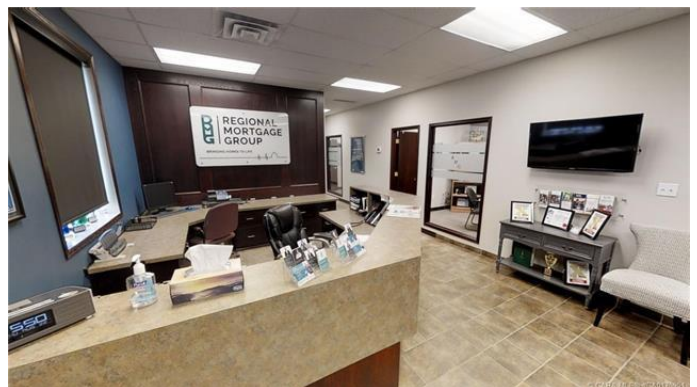
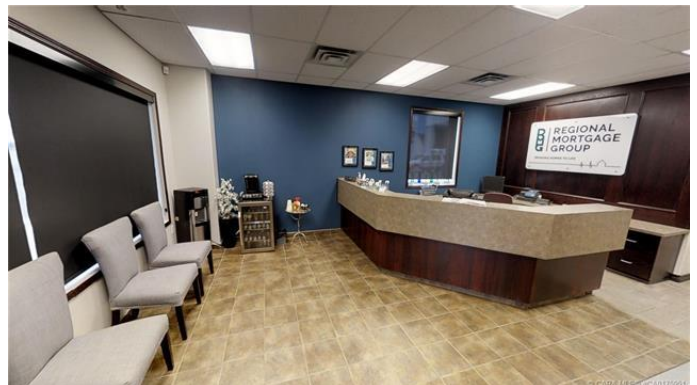
Downtown Red Deer, Red Deer, Alberta

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 | 197 |
| Zoning | C1 |

Listing Details

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

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