

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

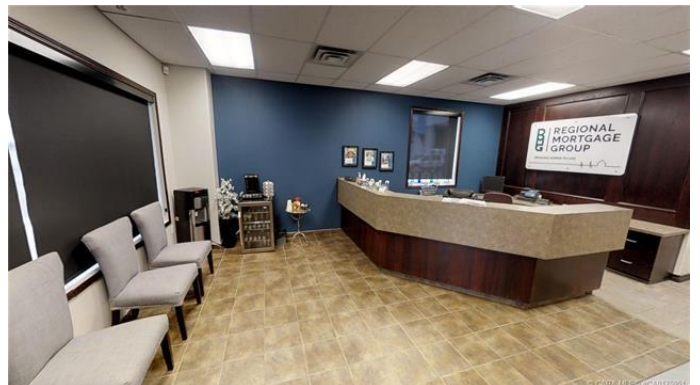
MLS® #A2189668

**\$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	89
Zoning	C1

### **Listing Details**

Listing Office	Century 21 Advantage
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