\$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 REALTORS® 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 111
Zoning C1

Listing Details

Listing Office Century 21 Advantage

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