

102, 5229 50 Avenue  
Red Deer, Alberta

MLS # A2259933



# \$299,900

**Division:** Downtown Red Deer

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,000 sq.ft.

**Zoning:** C1

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Tar/Gravel

**Exterior:** Brick, Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** Fridge

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Attractive 10% CAP RATE Return on this C1-zoned ,Class A PROFESSIONAL OFFICE SPACE W/ optional 13-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 \$129,900.00. Sold together (\$429,800.00)or separate. Superb location with HIGH VISIBILITY and a traffic count, well over 7,000 cars/day. Visit REALTORS&reg; website for more detailed information. Tenant currently pays \$3,286.68/month (\$15.00/PSF (\$2,500/month), plus \$4.72/PSF NNN costs (\$786.68)