

# \$299,900 - 102, 5229 50 Avenue, Red Deer

MLS® #A2259933

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

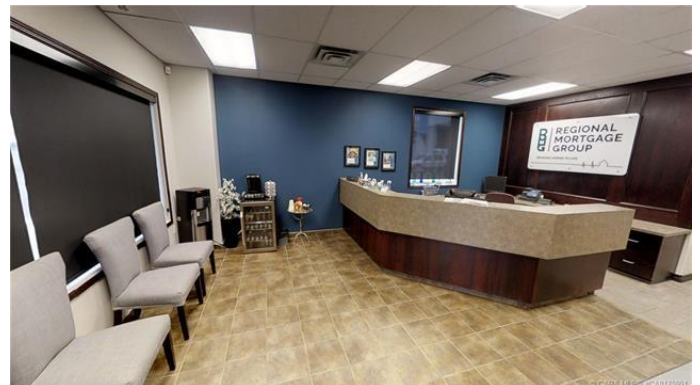
Downtown Red Deer, Red Deer, Alberta

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 REALTORSÂ® 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)

Built in 2000

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2259933  |
| Price      | \$299,900 |
| 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    | October 1st, 2025 |
| Days on Market | 22                |
| Zoning         | C1                |

### Listing Details

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

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