

\$16 - 102, 5229 50 Avenue, Red Deer

MLS® #A2234014

\$16

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

ATTRACTIVE, Class A PROFESSIONAL OFFICE SPACE W/ optional 13-PARKING STALL separate lot (individually titled) FOR LEASE! 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 LEASE OR BUY THE ADDITIONAL 25'x125' gravelled parking lot (4927-53 street) which has 13 stalls (can be rented @ \$60.00/month/stall) Listed at \$149,900.00. LEASE TOGETHER (or Sold \$469,800.00 total)or separate. Superb location with HIGH VISIBILITY and a traffic count, well over 7,000 cars/day. Visit REALTORS® website for more detailed information. Total leasing costs are \$3,453.35/month (\$15.00/PSF (\$2,666.67/month), plus \$4.72/PSF NNN costs (\$786.68) plus GST.

Built in 2000

Essential Information

MLS® #	A2234014
Price	\$16
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	T4N4B4

Interior

Heating	Natural Gas, See Remarks
Cooling	Full

Exterior

Lot Description	Back Lane, Corner Lot, Paved, See Remarks, Near Shopping Center, Near Public Transit
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	June 24th, 2025
Days on Market	2
Zoning	C1

Listing Details

Listing Office	Century 21 Advantage
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