

# \$1,965 - 100, 5201 43 Street, Red Deer

MLS® #A2195406

**\$1,965**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

Great location close to Hospital, Cancer Center, CBI Health, Dental Office - Perfect for Health Industry Professionals. Access to major roadways. This unit is ready for your personal touches and is a nice size at 1387 sq ft. Plenty of parking in the paved parking lot for tenants and visitors. This attractive building is host to a popular Pharmacy - Lease Rate is \$17/psf with NNN of 1660.93(budgeted yearly). New Carpets and Paint throughout the common areas. Excellent exposure and a great downtown location with parking! Let's get started!!

Built in 1978

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2195406   |
| Price      | \$1,965    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 100, 5201 43 Street |
| Subdivision | Downtown Red Deer   |
| City        | Red Deer            |
| County      | Red Deer            |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4N 4C4 |

**Interior**

|         |                                   |
|---------|-----------------------------------|
| Heating | Baseboard, Hot Water, Natural Gas |
| Cooling | Central Air                       |

**Exterior**

|              |                 |
|--------------|-----------------|
| Roof         | Flat            |
| Construction | Brick           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 177                 |
| Zoning         | C1                  |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Maxwell Real Estate Solutions Ltd. |
|----------------|------------------------------------|

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