

# \$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 REALTORSÂ® 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 | 47              |
| Zoning         | C1              |

### Listing Details

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

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