

# \$299,000 - 1, 5511 50 Avenue, Red Deer

MLS® #A2261103

**\$299,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.03 Acres

Downtown Red Deer, Red Deer, Alberta

An outstanding opportunity to own or lease a renovated corner bay with excellent visibility in a busy commercial complex. This 1,561 sq. ft. condo bay (approx. 54 ft x 29 ft) features a bright open retail area, a private office, secured storage, washroom, and a convenient rear entrance for shipping and receiving. The property includes a paved parking lot with two entrances, offering plenty of on-site parking for staff and customers, and a new roof was installed in 2017. Basic rent is \$12.00 per sq. ft. with additional rent of \$7.00 per sq. ft. (NNN). Tax amount (2025) \$6,450.41 annually or \$537 monthly. Zoned C-1, ideal for retail, showroom, or service-based businesses.

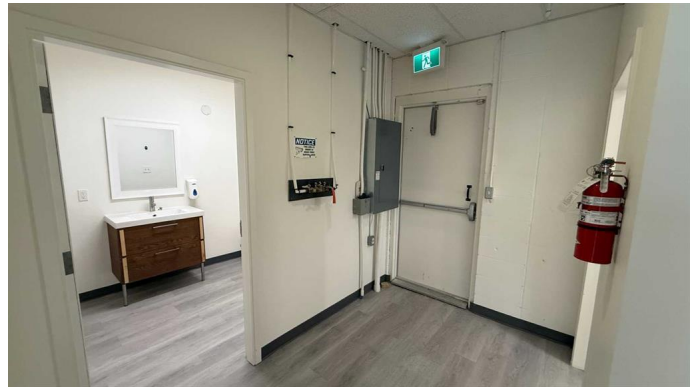
Built in 1979

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2261103   |
| Price      | \$299,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.03       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1, 5511 50 Avenue |
| Subdivision | Downtown Red Deer |



|             |          |
|-------------|----------|
| City        | Red Deer |
| County      | Red Deer |
| Province    | Alberta  |
| Postal Code | T4N 7A4  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 36                |
| Zoning         | C-1               |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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