

# \$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	14
Zoning	C1

### Listing Details

Listing Office	Century 21 Advantage
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