



GRASSROOTS
REALTY GROUP

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3518 50 Avenue
Red Deer, Alberta

MLS # A2227115



\$1,500,000

Division:	South Hill
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Gaetz Fresh Market
Bus. Name:	-
Size:	4,228 sq.ft.
Zoning:	C4

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Membrane	Utilities:	-
Exterior:	Concrete, Stucco	Parking:	-
Water:	-	Lot Size:	0.41 Acre
Sewer:	-	Lot Feat:	Back Lane, City Lot, Corner Lot, Low Maintenance Lands
Inclusions:	Attached fixture belonging to the owner.		

Location, Timing & Cash Flow; A RARE COMBINATION; South Gaetz Avenue across from Tiffany's with Right and left-IN & Right and Left- Out; with a set of lights on the corner of 35 St and 50 Ave. The popular Gaetz Fresh Market grocery Store has been a successful grocery store for 48 years. The property is occupied by a tenant that owns and operates the existing grocery store.