



GRASSROOTS
REALTY GROUP

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1, 5511 50 Avenue
Red Deer, Alberta

MLS # A2261104



\$12 per sq.ft.

Division: Downtown Red Deer

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,561 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.03 Acre

Sewer: -

Lot Feat: -

Inclusions: None

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.