



**101, 2030 50 Avenue
Red Deer, Alberta**

MLS # A2272034



\$2,800,000

Division: South Hill

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 121,191 sq.ft.

Zoning: C-4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.11 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

An exceptional opportunity to acquire a fully leased retail plaza at 101, 2030 50th Avenue, a high-traffic commercial corridor in southeast Red Deer. Strategically positioned with excellent exposure and dual access, this modern strip centre offers consistent visibility and accessibility in a growing trade area. The property features a well-balanced mix of established tenants, including Five Guys and Chatters, representing strong national brands in the food and personal care sectors. Their presence contributes to excellent income stability and zero vacancy. Built in 2014, the building showcases durable construction, ample surface parking, and lasting curb appeal; making it an attractive asset for long-term ownership. Zoned C2A, the plaza is ideally situated among established residential communities, complementary retail amenities, and major transportation corridors. This zoning supports a broad range of commercial uses, enhancing long-term tenant demand and offering strong potential for future redevelopment. A prime investment opportunity for buyers seeking secure cash flow, future upside, and a presence in one of Red Deer's most active retail zones.