



GRASSROOTS
REALTY GROUP

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4806 51 Avenue
Red Deer, Alberta

MLS # A2182031



\$1,350,000

Division: Downtown Red Deer

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,675 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This meticulously maintained office building is located right on Hwy 2A, offering excellent visibility and accessibility. The property is 100% leased with true NNN leases, ensuring that tenants cover all operating costs, making this a hassle-free investment. The largest tenant has been in place for over 20 years, adding stability to this exceptional asset. Listed at a 7.18% cap rate and open to offers, this property presents a rare opportunity to acquire a turnkey investment in the heart of Red Deer's vibrant downtown core. Recent upgrades include 4 brand-new HVAC systems (installed in 2022, Approx. \$60,000) and new LED lighting with electrical work (completed in 2022, Approx. \$23,000). These updates reduce operating expenses and enhance energy efficiency for years to come.