

\$1,375,000 - 3809-3813 50 Street, Red Deer

MLS® #A2256418

\$1,375,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Eastview, Red Deer, Alberta

Attention Investors: Are you a seasoned investor or new to the market! Either way your not going to want to miss out on this opportunity. 2 very well maintained 2 bedroom 4 plex's units on 1 lot one title. Exceptionally well cared for and lots of renovations over the years. From the roofs to the siding to the interiors including kitchens, cabinets, flooring, paint, bathrooms, some, furnaces hot water tanks (vary from unit to unit) all show well with good tenants in place on fixed and monthly leases wanting to stay. Could easily produce a 7% or greater cap rate while still maintaining lower than FMR. Great property if you want to self manage yourself with no large common areas or the associated costs other than small amount of grass to cut and little snow to shovel. Good convenient SE side location on the bus route. Plenty of parking with 1 powered stalls for each unit at the rear.. Currently grossing \$110,000 a year with costs of approx \$22,000. If your just starting out or adding to your portfolio this one will be well worth considering.

Built in 1986

Essential Information

MLS® #	A2256418
Price	\$1,375,000
Bathrooms	0.00
Acres	0.00



Year Built	1986
Type	Commercial
Sub-Type	Multi Family
Status	Active

Community Information

Address	3809-3813 50 Street
Subdivision	Eastview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 1W1

Interior

Heating	Forced Air
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Exterior

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 8th, 2025
Days on Market	58
Zoning	R-M

Listing Details

Listing Office	RE/MAX real estate central alberta
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