# $16 - 102, 5229 50 Avenue, Red Deer

MLS® #A2259932

**$16**
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

ATTRACTIVE, Class A PROFESSIONAL OFFICE SPACE W/ optional 13-PARKING STALL separate lot FOR LEASE OR SALE! This 2,000 SQ FT +/- , First-Class, END-CAP UNIT Office space, located right on GAETZ AVE SOUTH! Main-level GAETZ AVE FRONTAGE, featuring 7 generous offices, front reception w/ built in desk, 2 baths, a big boardroom w/ kitchenette, a server/ storage room as well as 6 common parking spots out front. Low condo fee's of $367.88/month. (2024) Need more parking? OPTION TO LEASE OR BUY THE ADDITIONAL 25'x125' gravelled parking lot (4927-53 street) which has 13 stalls (can be rented @ $60.00/month/stall) Listed at $129,900.00. LEASE TOGETHER (or Sold together at $429,800.00 total )or separate. Superb location with HIGH VISIBILITY and a traffic count, well over 7,000 cars/day. Visit REALTORSÂ® website for more detailed information. Total leasing costs are $3,453.35/month ($16.00/PSF ($2,666.67/month), plus $4.72/PSF NNN costs ($786.68) plus GST.

Built in 2000

## Essential Information

| | |
|---|---|
| MLS® # | A2259932 |
| Price | $16 |
| Bathrooms | 0.00 |

| | |
|---|---|
| Acres | 0.00 |
| Year Built | 2000 |
| Type | Commercial |
| Sub-Type | Office |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 102, 5229 50 Avenue |
| Subdivision | Downtown Red Deer |
| City | Red Deer |
| County | Red Deer |
| Province | Alberta |
| Postal Code | T4N4B4 |

## Interior

| | |
|---|---|
| Heating | Natural Gas, See Remarks |
| Cooling | Full |

## Exterior

| | |
|---|---|
| Lot Description | Back Lane, Corner Lot, Paved, See Remarks, Near Shopping Center, Near Public Transit |
| Roof | Tar/Gravel |
| Construction | Wood Frame |
| Foundation | Poured Concrete, Slab |

## Additional Information

| | |
|---|---|
| Date Listed | October 1st, 2025 |
| Days on Market | 18 |
| Zoning | C1 |

## Listing Details

| | |
|---|---|
| Listing Office | Century 21 Advantage |

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