

\$1,350,000 - 4806 51 Avenue, Red Deer

MLS® #A2182031

\$1,350,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

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.

Built in 1980

Essential Information

| | |
|------------|-------------|
| MLS® # | A2182031 |
| Price | \$1,350,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information



| | |
|-------------|-------------------|
| Address | 4806 51 Avenue |
| Subdivision | Downtown Red Deer |
| City | Red Deer |
| County | Red Deer |
| Province | Alberta |
| Postal Code | T4N 4H3 |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | December 3rd, 2024 |
| Days on Market | 164 |
| Zoning | C1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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