



**LEASE RATE REDUCED!**

**3,500+SF OFFICE WITH PARKING LOT!**  
**FOR SALE/LEASE**

5216 - 48TH AVE, RED DEER, AB



#### **LOCATION**

Downtown



#### **SALE PRICE**

\$460,000



#### **PROPERTY TAXES (2023)**

\$ 7,279



#### **LEGAL DESCRIPTION**

Plan: K Block: 30

Lot: 21, 22 & portion of 23



#### **RENTAL RATES**

Base: **\$2,000.00/mth\***

NNN: \$775.00/mth (Estimated)



#### **ZONING**

C-1 (City Centre) District

## PROPERTY DETAILS

Originally a residence built in 1952, over time has been converted to office use. This unique property has ample free parking and is located directly across from the Canada Games Celebration Plaza.

**BUILDING AREA:**

Main Floor = 1,296sf

2nd Floor = 1,070sf

Basement = Approx 1,150sf

TOTAL = Approx 3,516sf

**LOT AREA: 7,038 SF**

- › 3 fully developed floors with multiple offices per floor;
- › Situated on a corner lot;
- › Retains some of its earlier characteristics and features, then combines them with modern finishing and a layout which is functional for office or potentially other commercial uses;
- › 12 paved parking stalls;
- › Metered parking on 2 sides;
- › Air conditioned;
- › Very well-kept and nicely finished;
  
- › **Vendor Financing options may be considered for qualified Buyers, terms to be negotiated;**
  
- › **\*Asking Lease Rate is for Year 1 of a long term lease;**



# FLOOR PLAN

## Main Floor



## 2nd Floor



## Basement



\*Diagrams may not be accurate or to scale

AERIAL

5216

48th Ave  
Red Deer, AB





# Central Alberta's Ambassador for Commercial Real Estate



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