

# 5214 Gaetz Avenue

RED DEER, AB

Colliers



**For Sale | ±1,960 SF on 0.42 Acres**

**Blair McArthur**

Vice President

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+1 403 391 0669

Accelerating success.

# Property Overview

<b>ADDRESS</b>	5214 Gaetz Avenue, Red Deer, AB
<b>TOTAL AREA</b>	±1,960 SF
<b>AVAILABLE</b>	± 1,380 SF <i>Office</i> ± 580 SF <i>Shop Area</i>
<b>SITE AREA</b>	± 0.42 acres
<b>YEAR BUILT</b>	1978 (Renovated in 2014)
<b>ZONING</b>	Direct Control - DC (28)
<b>POWER</b>	400 Amp (TBV)
<b>HVAC</b>	Office: Furnace with Air Conditioning Warehouse: Forced Air
<b>CEILING HEIGHT</b>	10' 8" Clear
<b>LOADING</b>	10' x 10' Drive-In
<b>PROPERTY TAXES</b>	\$17,344.83 (est. 2026)
<b>ASKING PRICE</b>	\$799,000.00
<b>AVAILABLE</b>	Negotiable

## KEY HIGHLIGHTS



Reception/  
Showroom  
Area



Full  
Security  
System



Large Pylon  
Signage



Multiple  
Access Points

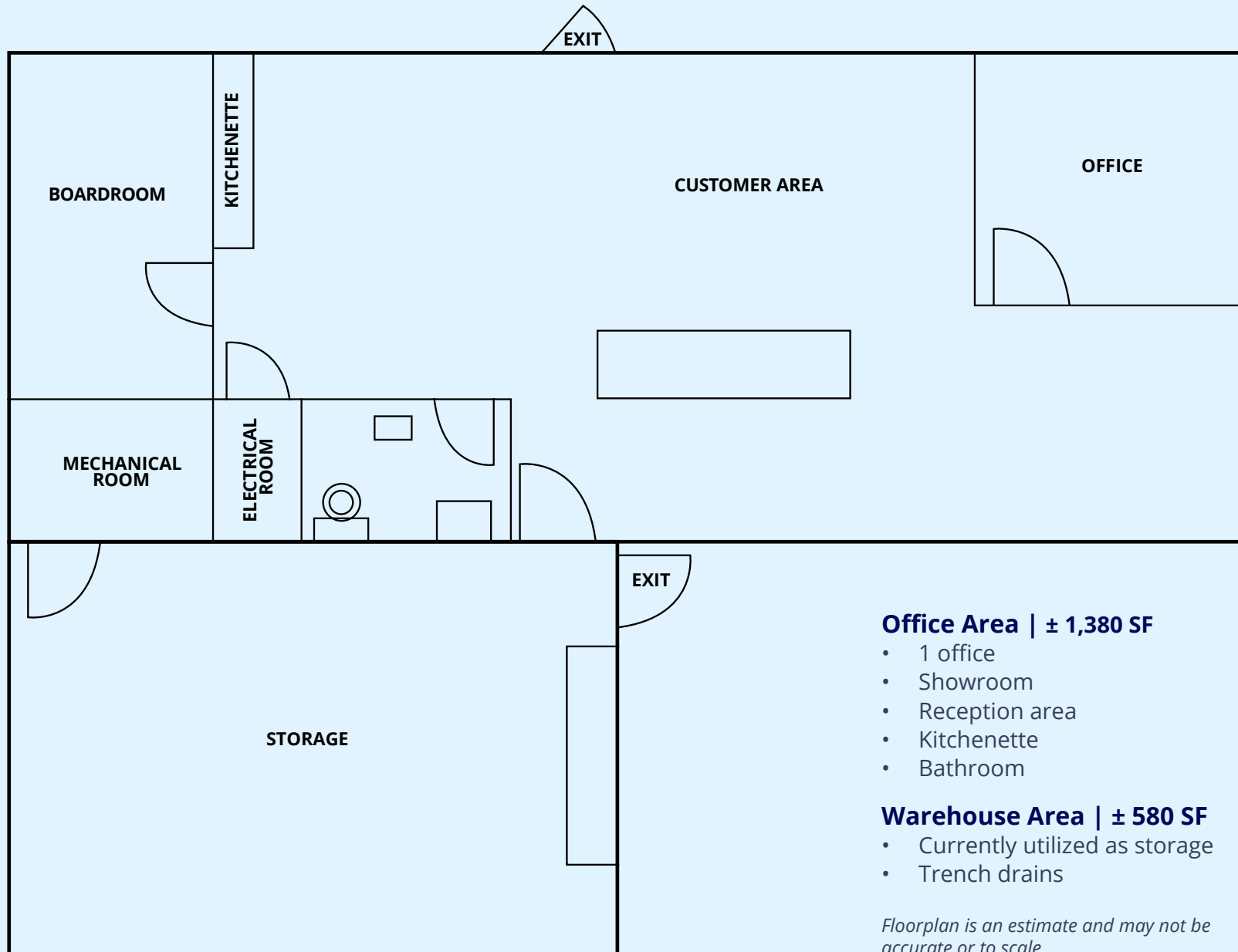


Gaetz Ave  
Exposure



Ample On-Site  
Parking

# Floorplan



## Office Area | ± 1,380 SF

- 1 office
- Showroom
- Reception area
- Kitchenette
- Bathroom

## Warehouse Area | ± 580 SF

- Currently utilized as storage
- Trench drains

*Floorplan is an estimate and may not be accurate or to scale*

# Property Photos

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# Property Photos

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**VIEW LISTING**



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