



Retail Investment

Multi-Tenant Retail Building | #101 & #102, 2030 50 Ave, Red Deer, AB T4R 3A2

PROPERTY HIGHLIGHTS

- » An outstanding investment opportunity to acquire a fully leased retail building in one of Red Deer's most active commercial corridors
- » Situated within a high-exposure strip plaza along Gaetz Avenue, this modern property benefits from strong traffic counts, excellent visibility, and convenient access
- » Built in 2014, the building offers a stable tenant mix of recognized national brands, Five Guys and Chatters, providing reliable cash flow and long-term appeal
- » Zoned C2A, the site supports a wide range of commercial uses and is strategically positioned among established residential neighbourhoods, complementary retail services, and key transportation routes
- » Ideal for investors seeking secure income and a presence in a proven, high-demand retail trade area

FOR SALE

±5,000 SF

FULLY-LEASED PROPERTY



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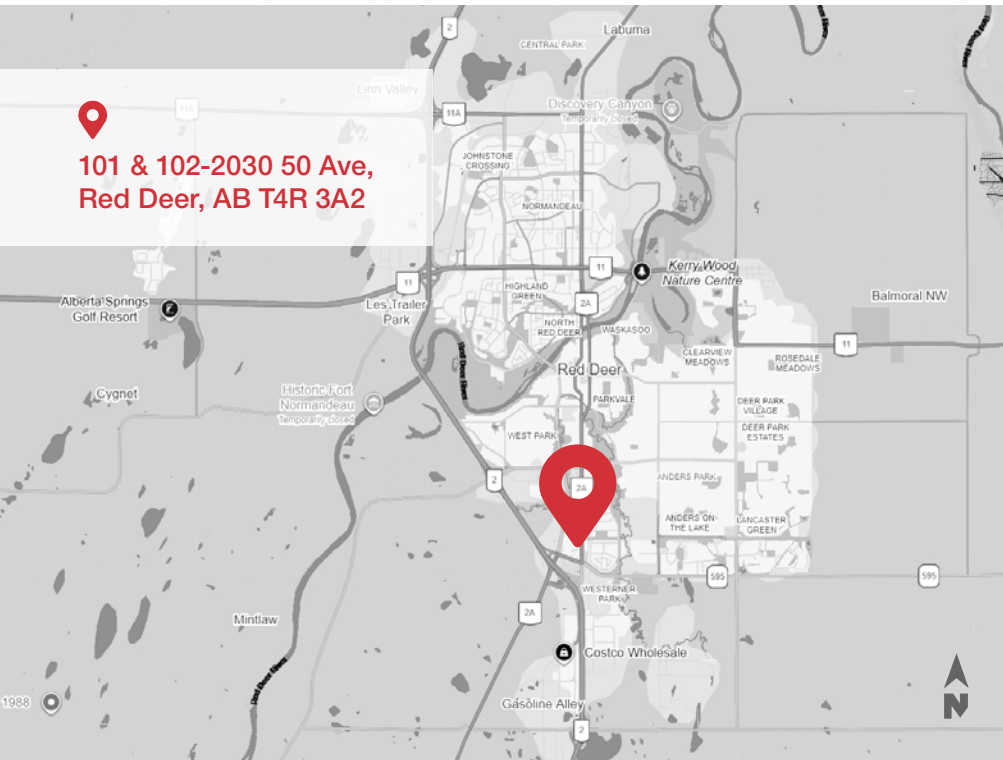


NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

PROPERTY DETAILS

LEGAL DESC.	Plan: 0023042; Block: 1; Lot: 3
YEAR BUILT	2014
SITE SIZE	±0.5 Acre
BUILDING SIZE	±5,000 SF Total
UNIT 101	±2,000 SF Rentable Area
UNIT 102	±3,000 SF Rentable Area
ZONING	C-4 - Major Arterial Commercial Zone
TENANCY	Multi-tenant (Five Guys and Chatters Salon)
INCOME	Proforma Available Upon Request
LAND LEASE	Fully Prepaid Lease Expiring Nov 30, 2109
ASKING PRICE	Contact Listing Agents



101 & 102-2030 50 Ave,
Red Deer, AB T4R 3A2

ACCESS TO CONFIDENTIAL INFORMATION

To receive detailed financial and leasing information, interested parties must complete the following steps:

- Review and execute the CNCA [here](#)
- Email the fully executed agreement to [Jessie](#) or [Eric](#)



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For more information,
please contact:



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