

FOR SALE

8,675 SF TOTAL INVESTMENT PROPERTY



4806 - 51 AVENUE
Red Deer, AB

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205, 264 - Midpark Way SE, Calgary, AB
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PROPERTY OVERVIEW

\$1,350,000/CAP RATE - 7.18%

Property Overview

- Opportunity to acquire a turnkey investment in the heart of Red Deer's vibrant downtown core
- Well maintained office building is located on Hwy 2A, offering excellent visibility and accessibility
- 100% leased with true NNN leases, ensuring that tenants cover all operating costs
- Largest tenant has been in place for over 20 years, adding stability to this exceptional asset
- Recent upgrades include 4 new HVAC systems and new LED lighting with electrical work , completed in 2022, reducing operating expenses and enhancing energy efficiency

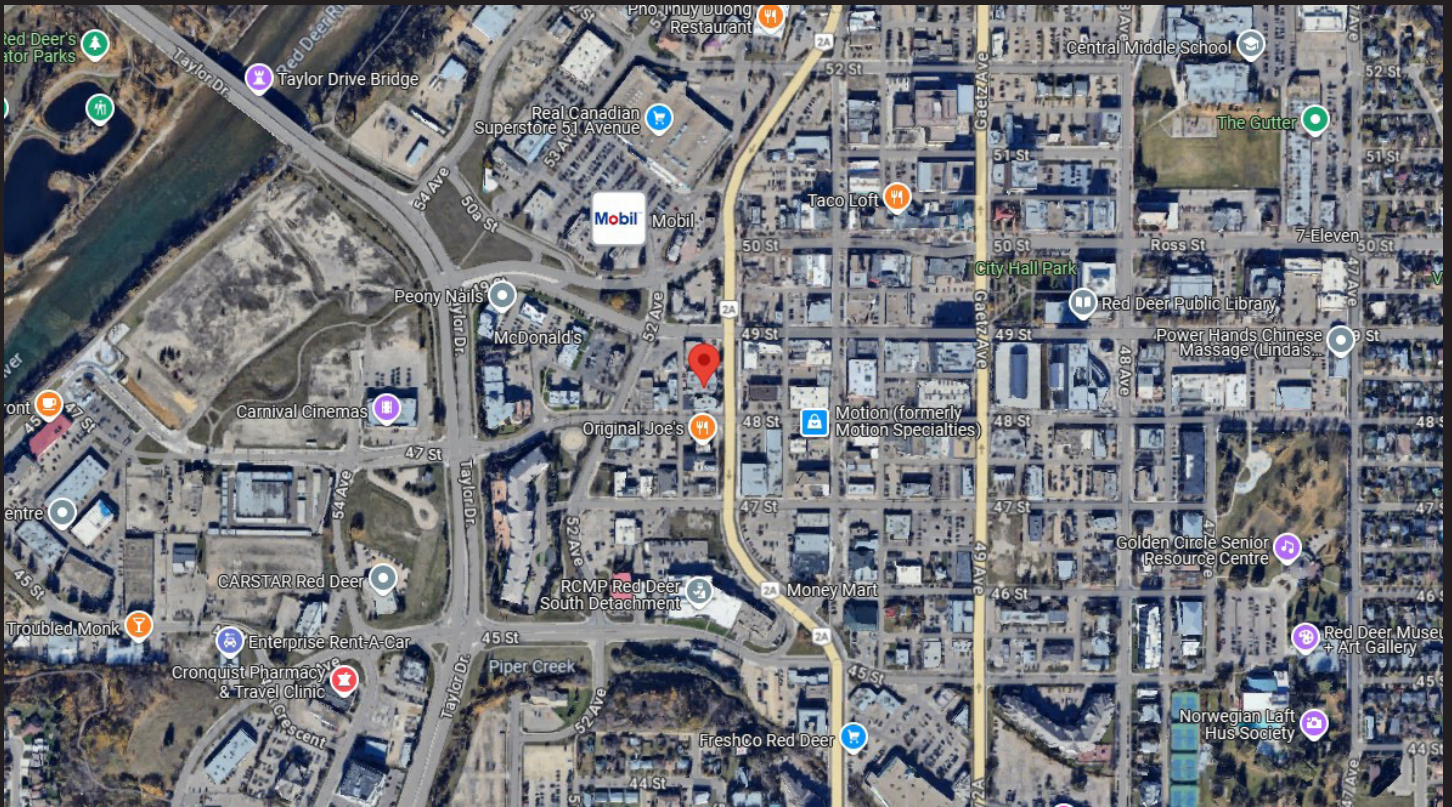
Property Features

- Legal: Plan 11 Blk 5 Lot 3-4
- Total Size: 8,675 SF
- Taxes: \$17,072.79
- Year Built: 1980
- Zoning: C-1

PROPERTY PHOTOS



AERIAL MAP



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