

# \$299,000 - 1, 5511 50 Avenue, Red Deer

MLS® #A2261103

**\$299,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.03 Acres

Downtown Red Deer, Red Deer, Alberta

An outstanding opportunity to own or lease a renovated corner bay with excellent visibility in a busy commercial complex. This 1,561 sq. ft. condo bay (approx. 54 ft x 29 ft) features a bright open retail area, a private office, secured storage, washroom, and a convenient rear entrance for shipping and receiving. The property includes a paved parking lot with two entrances, offering plenty of on-site parking for staff and customers, and a new roof was installed in 2017. Basic rent is \$12.00 per sq. ft. with additional rent of \$7.00 per sq. ft. (NNN). Tax amount (2025) \$6,450.41 annually or \$537 monthly. Zoned C-1, ideal for retail, showroom, or service-based businesses.

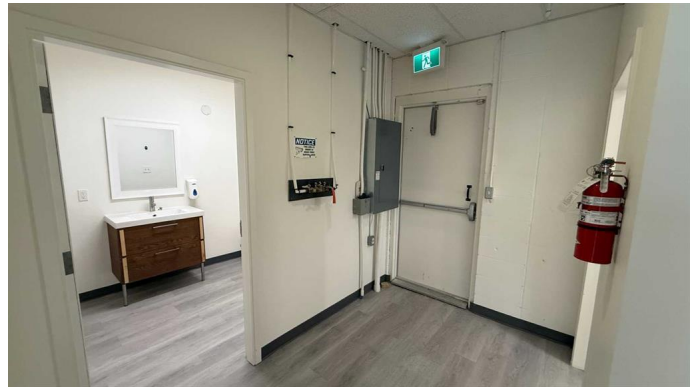
Built in 1979

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2261103   |
| Price      | \$299,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.03       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1, 5511 50 Avenue |
| Subdivision | Downtown Red Deer |



|             |          |
|-------------|----------|
| City        | Red Deer |
| County      | Red Deer |
| Province    | Alberta  |
| Postal Code | T4N 7A4  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 6                 |
| Zoning         | C-1               |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.