

# \$1,350,000 - 4806 51 Avenue, Red Deer

MLS® #A2182031

**\$1,350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

This meticulously maintained office building is located right on Hwy 2A, offering excellent visibility and accessibility. The property is 100% leased with true NNN leases, ensuring that tenants cover all operating costs, making this a hassle-free investment. The largest tenant has been in place for over 20 years, adding stability to this exceptional asset. Listed at a 7.18% cap rate and open to offers, this property presents a rare opportunity to acquire a turnkey investment in the heart of Red Deer's vibrant downtown core. Recent upgrades include 4 brand-new HVAC systems (installed in 2022, Approx. \$60,000) and new LED lighting with electrical work (completed in 2022, Approx. \$23,000). These updates reduce operating expenses and enhance energy efficiency for years to come.

Built in 1980

## Essential Information

MLS® #	A2182031
Price	\$1,350,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information



Address	4806 51 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 4H3

### **Additional Information**

Date Listed	December 3rd, 2024
Days on Market	168
Zoning	C1

### **Listing Details**

Listing Office	Royal LePage Solutions
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