

# \$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	138
Zoning	C1

### **Listing Details**

Listing Office	Royal LePage Solutions
----------------	------------------------

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.