AVISON YOUNG

SALOMONS COMMERCIAL

Value-add retail/office building with strong corner exposure, located in the heart of downtown Red Deer, AB

For Sale

4903 Gaetz (50th) Avenue, Red Deer, AB

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Location Overview

Red Deer Demographic Snapshot

$95,630
2017 MED. HOUSEHOLD INCOME

43,333
2019 DWELLINGS

101,002
2019 POPULATION

The subject property is located in the heart of Downtown Red Deer, Alberta's third largest city. The property is located on the northeast corner of the Gaetz (50th) Avenue and 49th Street intersection, two arterial downtown corridors. A Real Canadian Superstore and Safeway, as well as many additional retail amenities, are located within close proximity. City Hall Park, Rotary Recreation Park and the Red Deer River are also located within walking distance.

Property Overview

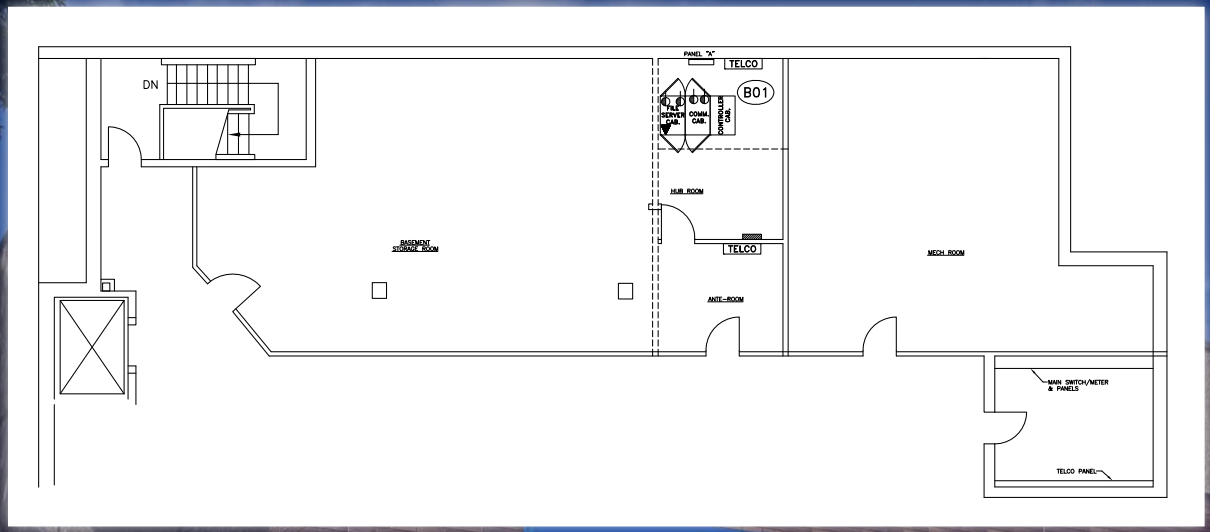
Municipal Address	4903 Gaetz (50th) Avenue, Red Deer, Alberta
Short Legal Descriptions	1) H;18;1-3 2) H;18;1,2 3) H;18;3,4
Building Area	Main Floor: 6,324 sf 2nd Floor: 4,691 sf Basement: 6,324 sf **Total: 17,339 sf**
Site Size	11,440 sf (0.26 acre)
Year of Construction	1980
Land Use	C1 Commercial (City Centre) District
Parking	10 surface rear stalls (additional street parking)
Tax Levy (2020)	$54,005.11

Property Highlights

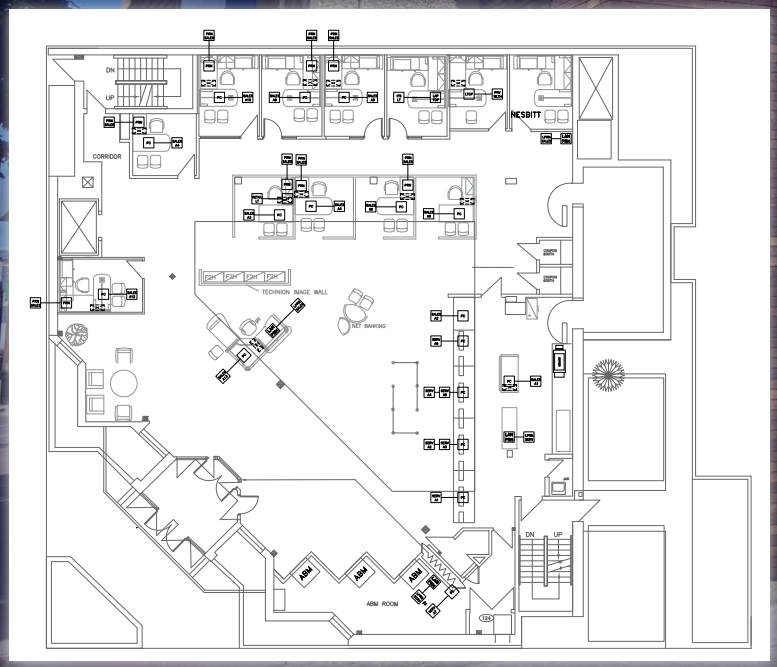
- Strong exposure with frontage along Red Deer's high traffic corridor of 49th Street
- Easily accessible off of 49th Street and rear laneway, with additonal street parking surrounding the property
- Perfect opportunity for an owner-user with immediate availability
- Building use flexibility being zoned Commercial (City Centre) District allowing for retail, office and multifamily uses
- Fiber infrastructure, large basement storage, bank safe, well improved offices, elevator

Floor Plans

Basement



Main Floor



Second Floor

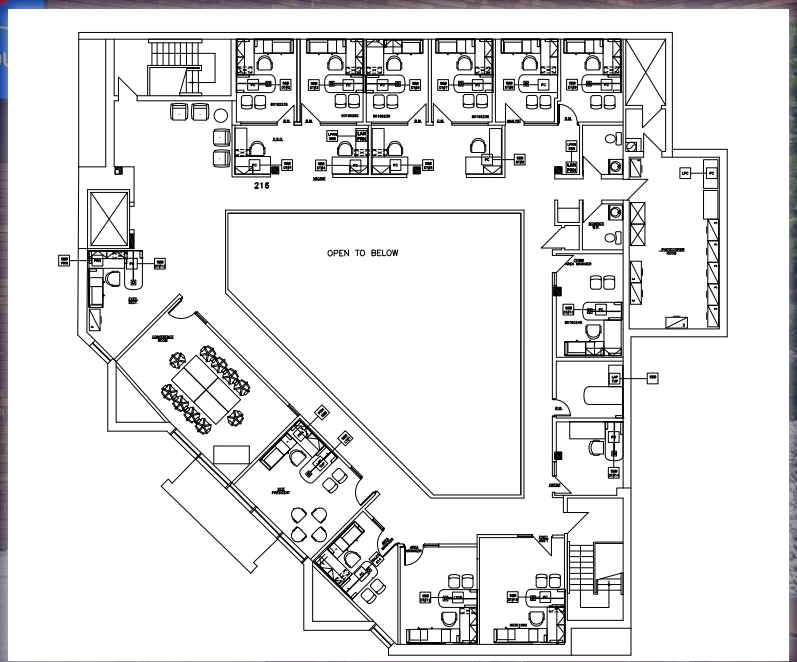


Photo Summary

Offering Interest

Avison Young has been retained by the **Bank of Montreal** on an exclusive basis to arrange for the offering and sale of a 100% freehold interest in the subject property. The subject property is being offered for sale with a formal list price of **$2,000,000**. Please contact the listing agents below for information and for details on the offering process.

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Data Room

Detailed information has been assembled by Avison Young and is available to prospective purchasers. Access to additional information will be available in a secure online data room upon receipt of an executed Confidentiality Agreement, and is provided to prospective entities/interested parties to assist in evaluating the offering.

Click to download Confidentiality Agreement

For more information, please contact:

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