

**CENTURY 21
ADVANTAGE**

DOWNTOWN RED DEER

CORNER INVESTMENT PROPERTY



5101 50 AVENUE

ALSO FRONTING 4940 51 STREET

\$389,900

BUILDING AREA

11,897 SQ. FT.

LAND AREA

6,500 SQ. FT.

ZONING

C-1

TWO-STREET EXPOSURE. COMMERCIAL + RESIDENTIAL INCOME.

Established mixed-use real estate at a prominent downtown corner, with commercial storefronts facing both 50 Avenue and 51 Street and an existing residential rental component. An opportunity for investors to assess current tenancy, operational improvements and longer-term value.

THE INVESTMENT AT A GLANCE

5101 50 AVENUE / 4940 51 STREET | RED DEER



COMMERCIAL + RESIDENTIAL

Approximately 4 ground-floor commercial spaces, with 1 space currently leased.

Street-facing retail / office opportunity along 50 Avenue and 51 Street.

6 residential suites: 1 bachelor, 4 one-bedroom and 1 two-bedroom.

RESIDENTIAL RENTAL INCOME

\$6,135 / month base rent

\$6,140 / month recurring charges

\$73,680 annualized recurring charges

Commercial lease revenue is additional; not included in the totals above.

PROPERTY FUNDAMENTALS

Legal: Plan H, Block 16, Lots 1 & 2

Fee simple | Year built: 1947

Building: 11,897 sq. ft. | Lot: 6,500 sq. ft.

Zoning: C-1

2026 taxes: \$16,883 | Assessment: \$895,100

A DOWNTOWN LOCATION

Little Gaetz Avenue historic retail area.

Adjacent to Red Deer Provincial Building at 4920 51 Street; nearby services bring workers and visitors into the district.

Potential to improve occupancy and mix.

BROKER INFORMATION | RENT ROLLS & VIEWING DETAILS

PATRICK GALESLOOT | BROKER / OWNER

CENTURY 21 ADVANTAGE | 403-357-9142 | advantagecommercial.ca

Sold as is; subject to existing tenancies. Approximate commercial unit count to be verified. Residential figures based on September 9, 2026 rent roll, include recurring charges and are not NOI. All information subject to independent verification. Commercial lease details available to qualified buyers.