



Team Kemshead, Williamson, Perry  
& Associates

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# FOR SALE

## Commercial Condo With High Exposure Downtown Red Deer



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Century Centre, #203, 4807 – 50<sup>th</sup> Avenue  
Red Deer, Alberta, T4N 4A5



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Advantage – Commercial is a Division of Century 21 - Advantage

# SALE OPPORTUNITY

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**Municipal Address:**

Unit 8, 5511 - 50 Ave Red Deer, AB

**Legal Description:**

Unit 8 Condo Plan 992-0252

**Size:**

2,554sf (Condo Square Footage)  
2551 Unit Factors

**Taxes (2017):**

\$9,083.00

**Condo Fees (2017):**

\$563.35/month plus \$100.00/month for management

**Age:**

1979

**Zoning:**

C1 - Commercial (City Centre) District

**Available:**

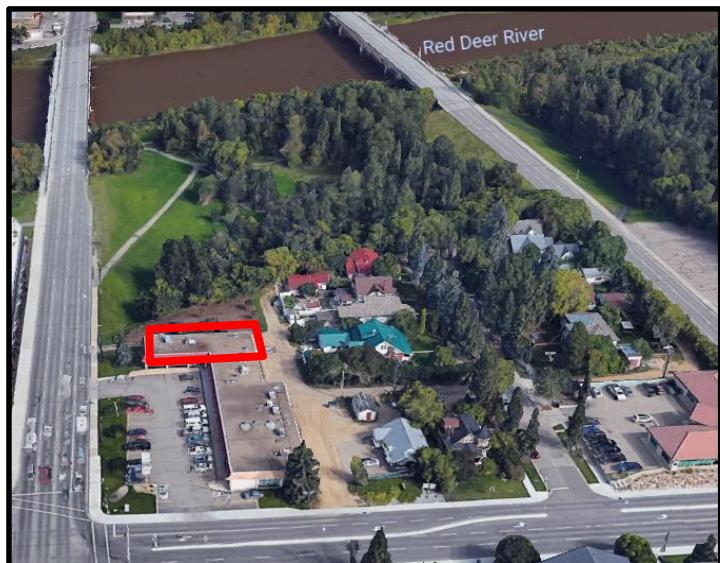
September 15, 2018, possibly earlier

**SALE PRICE (Not Including GST):**

**\$595,000.00**

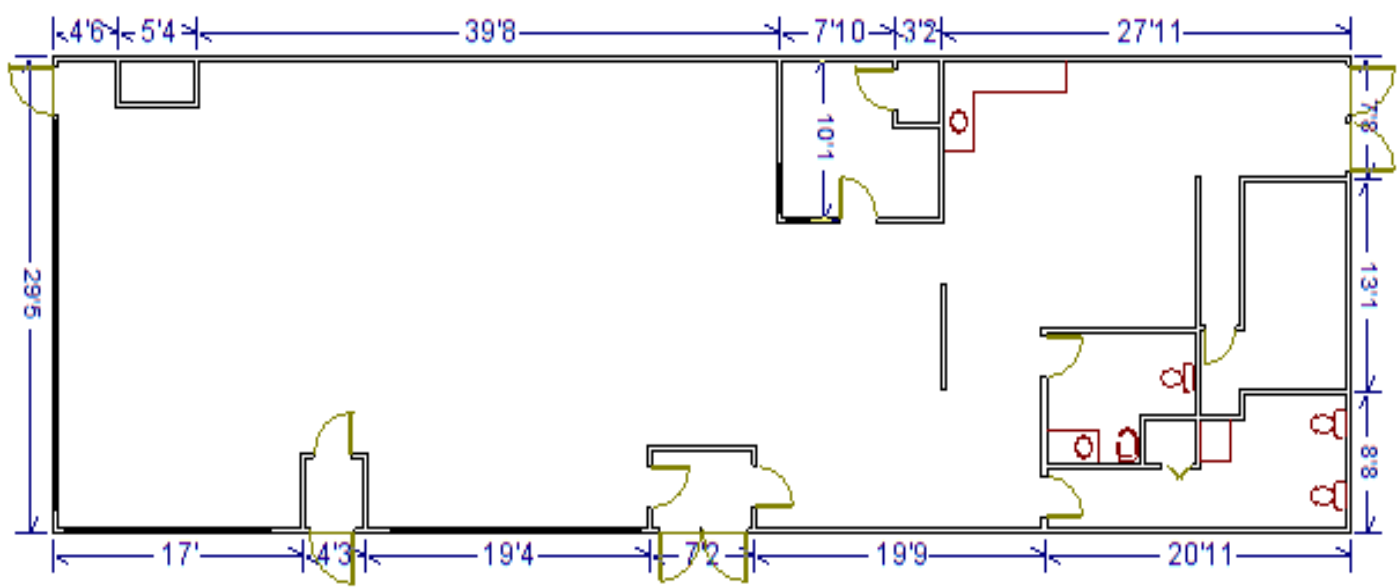
**Additional Notes:**

- Highly visible to southbound traffic crossing the Red Deer River, located on the corner of a busy intersection;
- End unit in complex;
- Mainly open space, suitable for a variety of uses including retail, open office concept, education centre, and/or has redevelopment potential;
- Existing development includes single office, kitchenette and two larger multi-fixture washrooms;
- Double man-doors in the back;
- Entire South and West side of unit has large floor to ceiling windows;
- Air conditioned;
- Common property includes Pylon sign;

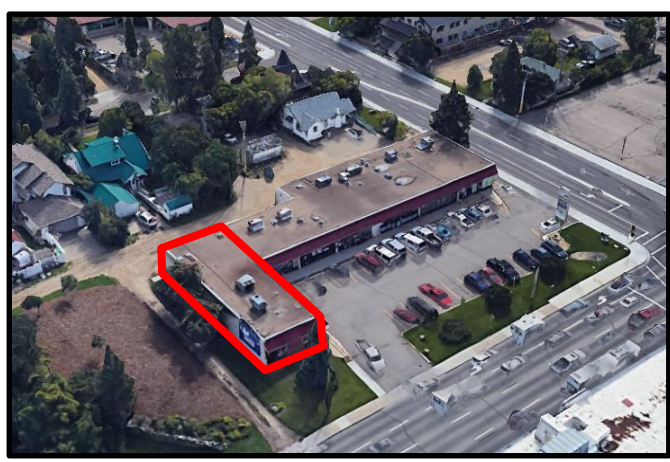


# Floor Plan & Photos:

This Diagram may not be accurate or to Scale.



**Not Current Picture**



The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.