

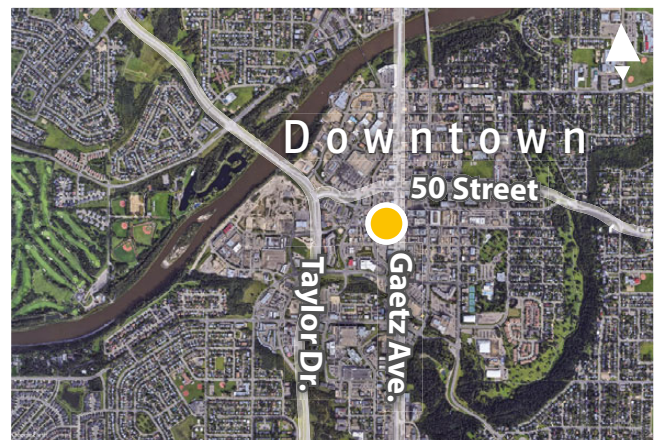
**COMMERCIAL  
CONDO  
CONVERSION  
POTENTIAL**



## STAND-ALONE RETAIL BUILDING FOR SALE

**Roland Plaza**  
Gaetz Ave. and 48th Street, Red Deer

» Located in downtown on Gaetz Ave.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Doug Grinde**, VICE PRESIDENT  
C: 403-815-0283  
O: 780-463-3332  
dgrinde@barclaystreet.com



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



## CAPSTONE

MASTER-PLANNED RIVERSIDE COMMUNITY



- Up to 2 million sq. ft. of commercial and office development
- 2000 new condos and townhouses

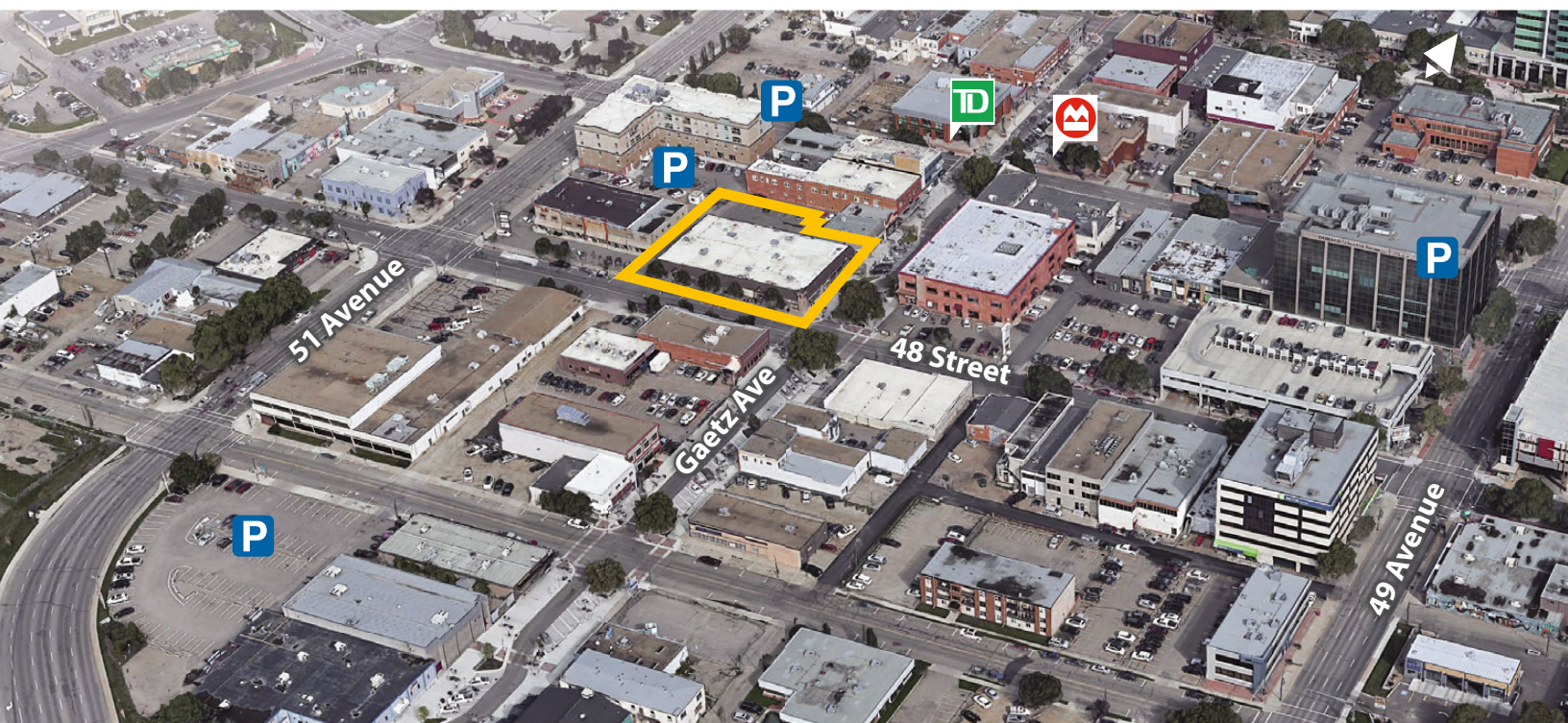


## DOWNTOWN

Downtown Red Deer is a unique mix of living, working and playing, and are guided by six themes: great streets, great places, great connections, vitality, authenticity and sustainability.

75+	30+	5	15	8	11	2
Retail businesses	Restaurants	Fitness Studios	Salons	Spas	Cafes	Major grocery Stores

**P** 1500+ Public parking stalls | 2 Parkades





## PROPERTY INFORMATION

### LOCATION:

Intersection of Gaetz (50th) Avenue and 48th Street, Red Deer, AB

**LEGAL DESCRIPTION:** Plan H; Block 9; Lots 16-22

**BUILDING AREA:** 15,919.1 sq. ft.

**LAND AREA:** 23,214 sq. ft.

**PARKING:** • 20 surface stalls behind the property available for rent at market rate;  
• Adjacent street parking

## FINANCIAL INFORMATION

**TENANCY:** Jaxville Gold & Silver Trading Ltd., Curiosity Art and Framing, Danielle's Restaurant and Sweet Garden Bakery

**FINANCING:** Free and Clear

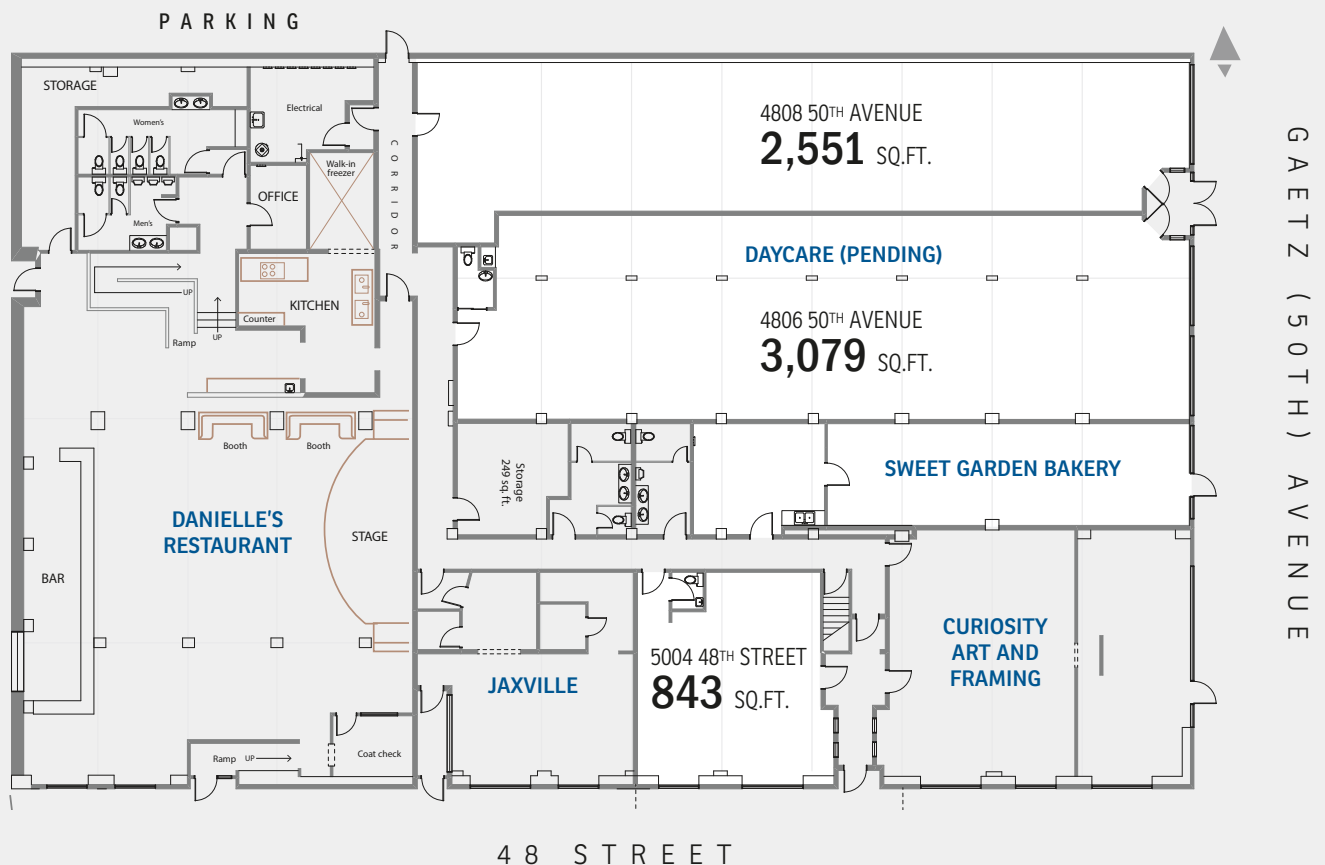
**PROPERTY TAXES:** \$33,688.40 (2024)

**BUDGETED OP. COSTS:** \$7.60 per sq. ft. Electricity and Gas are metered separately for each bay.

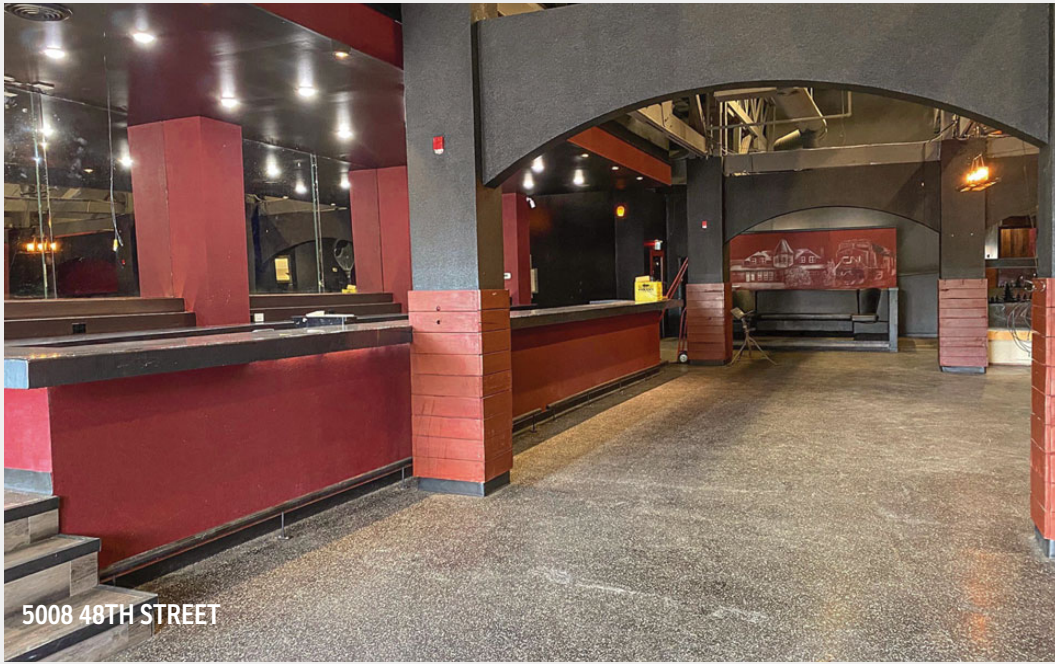
**SALE PRICE:** Please contact

## CONDO CONVERSION POTENTIAL

Expert opinion has been consulted and approval for the Condo conversion of the property is probable. Applications will be needed by a buyer. Approximate time to approval is 8 weeks.







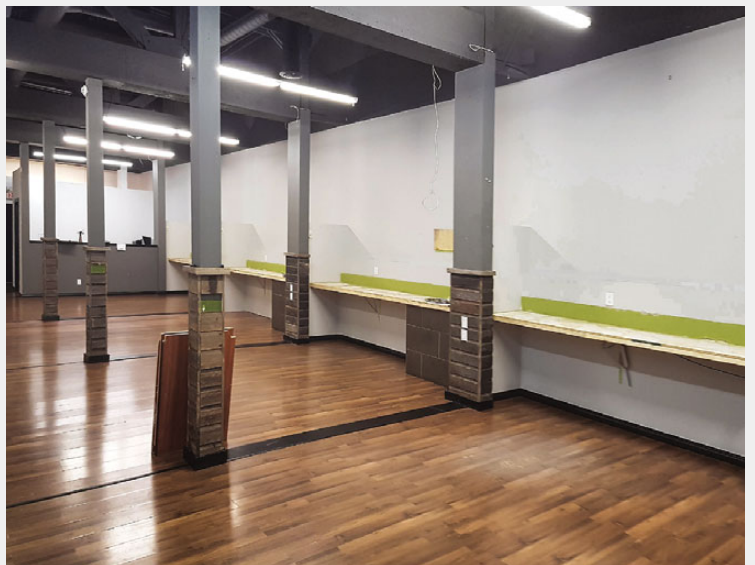
5008 48TH STREET



BAY 4, 4804 50TH AVENUE



4808 50TH AVENUE



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