

**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



LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023



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

FINANCING: Free and Clear

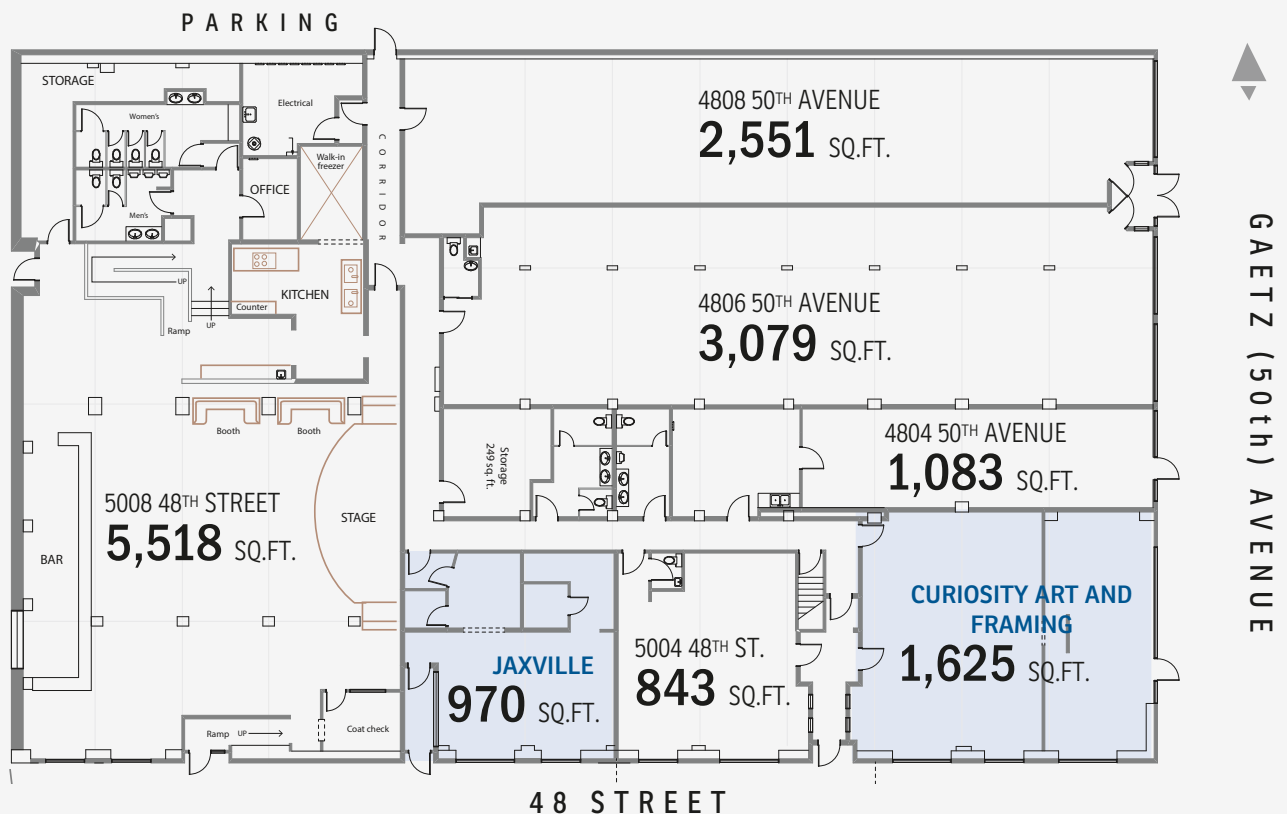
PROPERTY TAXES: \$52,080 (2022)

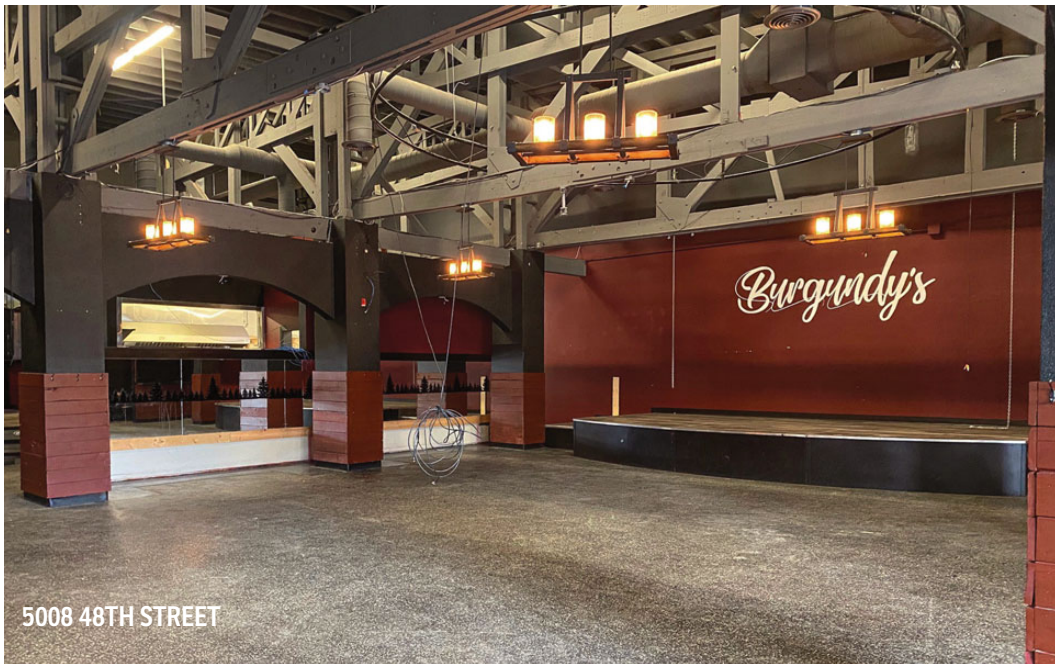
BUDGETED OP. COSTS: \$7.60 per sq. ft. Electricity and Gas are metered separately for each bay.

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.





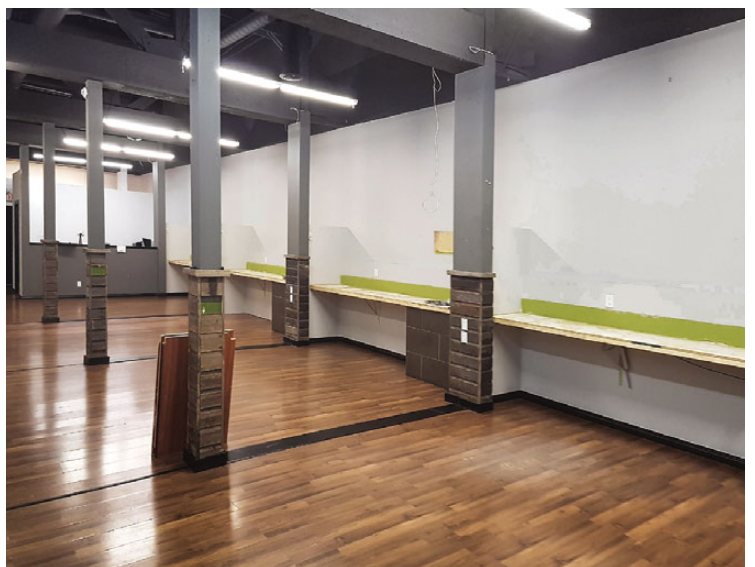
5008 48TH STREET



BAY 4, 4804 50TH AVENUE



4808 50TH AVENUE



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