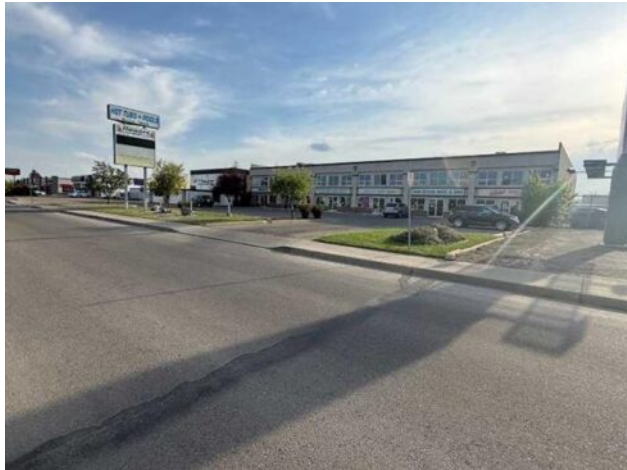




6782 50 Avenue  
Red Deer, Alberta

MLS # A2316028



**\$3,800,000**

<b>Division:</b>	Normandeau
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	15,000 sq.ft.
<b>Zoning:</b>	C-4

<b>Heating:</b>	Forced Air	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Flat	<b>Utilities:</b>	-
<b>Exterior:</b>	Concrete	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.88 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Back Lane, Landscaped, Near Public Transit, Near Shopping
<b>Inclusions:</b>	none		

6 Unit Strip Mall on Gaetz Ave 1/2 Block North of 67 Street In Red Deer. This location offers high traffic high visibility from both North and South. 4 Bays have tenants with formal leases 2 Bays (5000 sq ft) are vacant and ready for your anchor tenant. The front parking lot has 28 onsite paved stalls plus gravel parking in the rear for employees. Access/ egress to the front parking lot is; right in, right out, left in, left out, with lights on one corner and yield access to Gaetz Avenue to the south. All Bays have 12 X 14 overhead loading doors with easy access to the rear level loading areas. A sign tower with enough space for all tenants adds to your annual revenue stream. Built in 1997 this relatively modern building is ideal for most C-4 commercial uses.