

# FOR SALE/LEASE

7652 50TH AVENUE  
RED DEER, AB





## About the Property

Situated just off Gaetz Avenue, this freestanding building, previously a Kia dealership, spans 8,640 square feet and resides on 1.13 acres. The space is ideally configured for an automotive dealership but also conforms to various retail operations under C4 commercial zoning.

The building features a well-lit showroom and waiting area surrounded by extensive window installations, providing a welcoming atmosphere filled with natural light. Additionally, the property includes four drive-in bays, enhancing operational capacity for automotive and similar businesses.

Located in a dynamic trade area, neighboring businesses include Gregg Distributors LP, Gary Moe Hyundai, Boston Pizza, Cedarwood Veterinary Clinic, and One Stop Licence, creating a diverse and vibrant business environment. The property boasts excellent exposure and access via key thoroughfares such as Gaetz Avenue, Highway 2A, and Highway 11A.

Immediate possession is available, allowing for a seamless transition for new occupants looking for visibility and convenience in a central location.

### LEGAL DESCRIPTION

Plan 9122166, Block C, Lot 5

### BUILDING SIZE

8,640 SF

### SITE SIZE

1.13 Acres

### LOCATION

North Gaetz

### ZONING

C4 - Commercial (Major Arterial) District

### SALE PRICE

\$2,100,000

### LEASE RATE

\$19.00 PSF

### ADDITIONAL RENT

\$7.50 PSF

### MONTHLY RENT

\$19,080 (est.) + GST

### POSSESSION

Immediately

## Property Details

### BUILDING SIZE

8,640 SF

### POSSESSION

Immediate

### LOADING

(2) 12' x 12' Overhead Doors with Sunshine Panels

(1) 12' x 14' Overhead Door with Sunshine Panels

(1) 10' x 12' Overhead Door with Sunshine Panels

### HVAC

Radiant Heat

### LIGHTING

Fluorescent

### DRAINAGE

Trench

### PROPERTY TAXES

\$47,956 (2023)

### YEAR BUILT

2003

### YARD

Fully Paved, and attractively landscaped

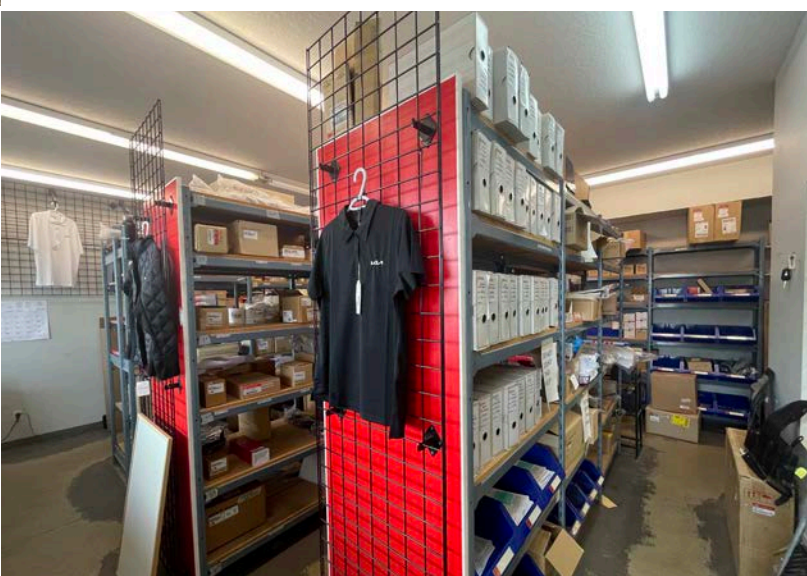
### OFFICE AREA

- › Reception
- › Waiting Area
- › Bright Open Showroom
- › Washrooms
- › Parts/Storage Room
- › (3) Private Offices

### SECOND FLOOR

- › Boardroom
- › Private Offices
- › Washrooms
- › Kitchenette







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#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7  
www.salomonscommercial.com

**Brett Salomons**  
Listing Agent  
403.314.6187  
brett@salomonscommercial.com

**Kelly Babcock**  
Partner/Broker  
403.314.6188  
kelly@salomonscommercial.com

**Mike Williamson**  
Associate  
403.314.6189  
mike@salomonscommercial.com

**Davin Kemshead**  
Associate  
403.314.6190  
davin@salomonscommercial.com

**Max Field**  
Associate  
403.314.6186  
max@salomonscommercial.com

**Jordan Krulicki**  
Associate  
403.314.6185  
jordan@salomonscommercial.com

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