



FOR SALE

Prime Investment
Opportunity to Purchase
*Heritage Village
Condos*

5212 48 Street, Red Deer, AB

Blair McArthur

Vice President
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Accelerating success.

CMN Calgary Inc.



Unit A203 (Office)

Size

2,506 SF

Legal Address A203 5212 48 Street, Red Deer, Alberta

Unit A203 (Office) 2,506 SF

Year Built 2001

Tenant Shajani CPA

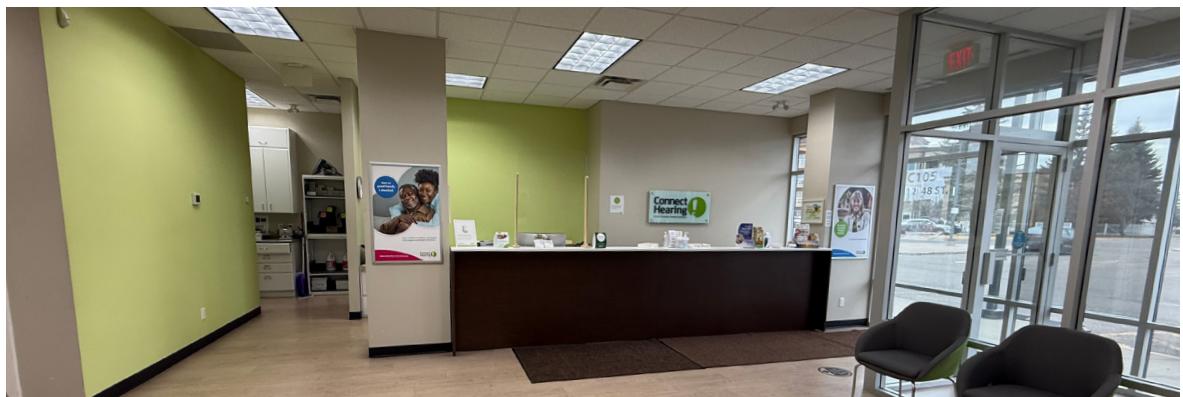
Term Negotiable

NOI \$46,585.07

Property Taxes \$11,354.00

Zoning DC - Direct Control Zone

Asking Price \$620,000.00



Unit C105 (Retail)

Size

2,203 SF

Legal Address

C105 5212 48
Street, Red Deer,
Alberta

Unit C105 (Retail)

2,203 SF

Year Built

2001

Tenant

National Hearing
Services Inc. o/a
Connect Hearing

Term Expiry

July 31, 2028 with
Renewal Option

NOI

\$53,156.22

Property Taxes

\$13,198.00

Zoning

DC - Direct Control
Zone

Asking Price

\$765,000.00



Colliers



Taylor Drive

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