



Colliers

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

5212 48 Street, Red Deer, AB

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