

LOCATED IN HERITAGE VILLAGE
FOR SALE / FOR LEASE
#C107 & 108 5212 48 STREET, RED DEER



LOCATION:

Heritage
Village, Red Deer



CONDO SIZE:

± 2,330
Square Feet



ZONING:

DC6
Commercial



SALE PRICE:

\$659,000.00



LEASE RATE:

\$14.00 PSF
NNN = \$12.39 PSF

PRESENTED BY

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THE PROPERTY

5212 48 STREET #C107 & 108

HERITAGE VILLAGE

2,330 Square Feet well maintained double unit in very busy commercial centre. This unit is not suitable for a Daycare facility. This location has great signage exposure on both sides of the building and includes:

- » Large open middle space (previously a dentist office)
- » Modern reception area with large waiting area
- » Bright open kitchen / lunchroom with separate entrance
- » Two separate work spaces with large windows and separate doors
- » Easy access to Taylor Drive
- » Additional storage spaces
- » One staff washroom and one client washroom in the front
- » Excellent parking for staff and clients
- » Zoning = DC6
- » Two offices

The lease price on this unit is starting at \$14.00 Per SF with the operating cost being estimated at \$12.39 Per SF for the 2024 year. This property is also available for sale at \$659,000.



PROPERTY DETAILS & FLOOR PLAN

PROPERTY DETAILS

MUNICIPAL:	5212 48 St #C107 & 108 Red Deer
LEGAL LAND DESCRIPTION:	Condo Plan: 0221935 Units: #7 & 8
TOTAL SIZE:	Total Size of Condo Unit • SF of double unit \pm 2,330 SF
YEAR BUILT:	2001
ZONING:	DC6
PARKING:	Paved common parking lot
TAXES:	\$12,456.24 for 2024
CONDO FEES:	\$962.02 / Monthly



FINANCIAL DETAILS

FOR SALE

SALE PRICE: **\$659,000.00**

FOR LEASE

LEASE PRICE: **\$14.00 PSF / \$2,718.33 Monthly**

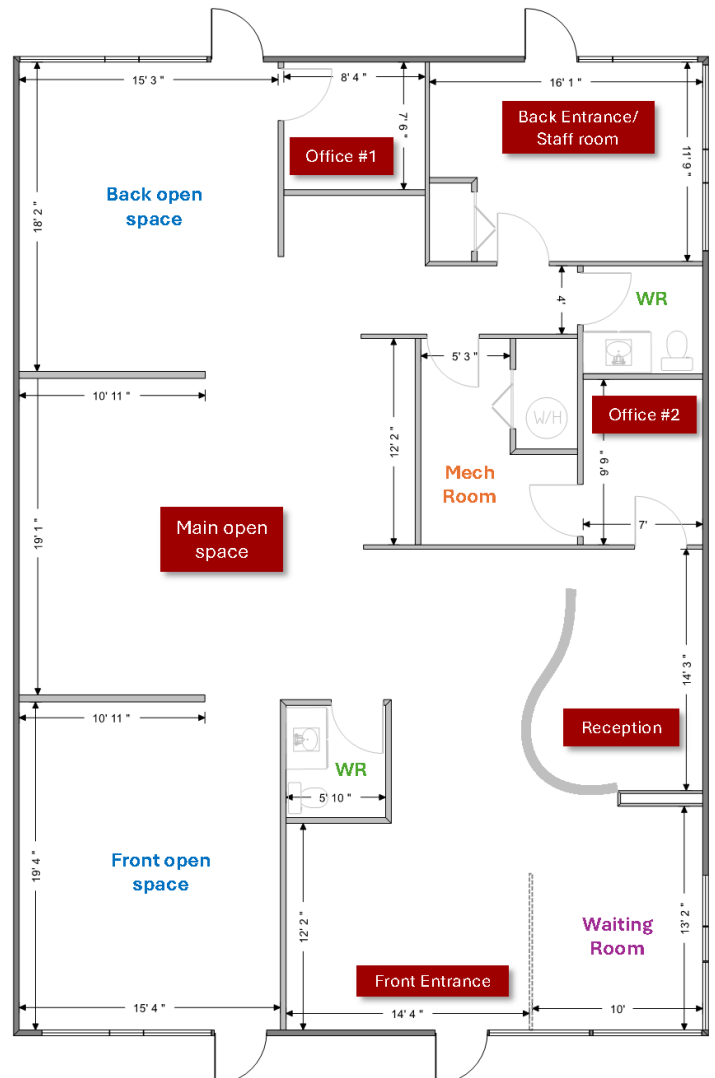
NNN COST: **\$12.39 PSF / \$2,405.72 Monthly**

TOTAL: **= \$5,124.05 Monthly**

*Tenant is responsible utilities

** Tenant is responsible for GST

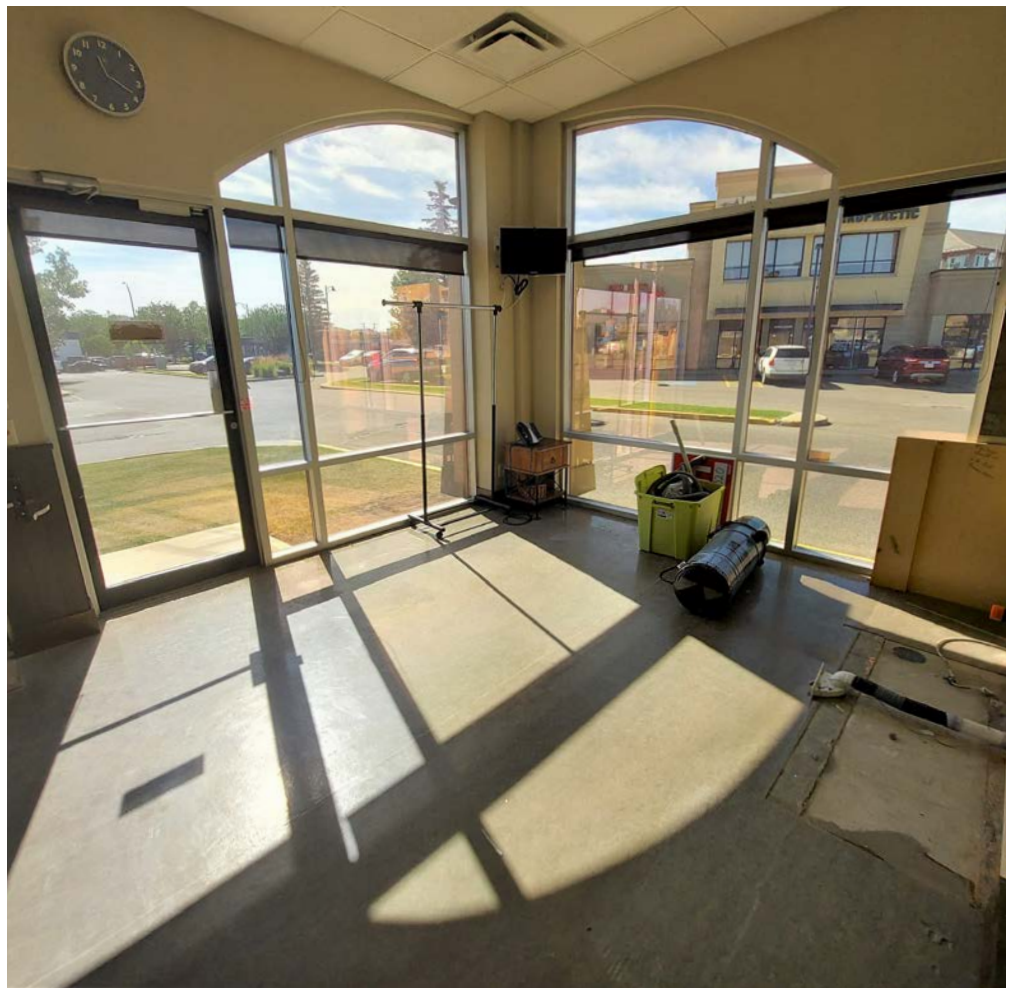
PROPERTY TOUR



PROPERTY PHOTOS



MORE PROPERTY PHOTOS



LOCATION / MAP



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

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CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



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