

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 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

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



## FINANCIAL DETAILS

### FOR SALE

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

### FOR LEASE

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

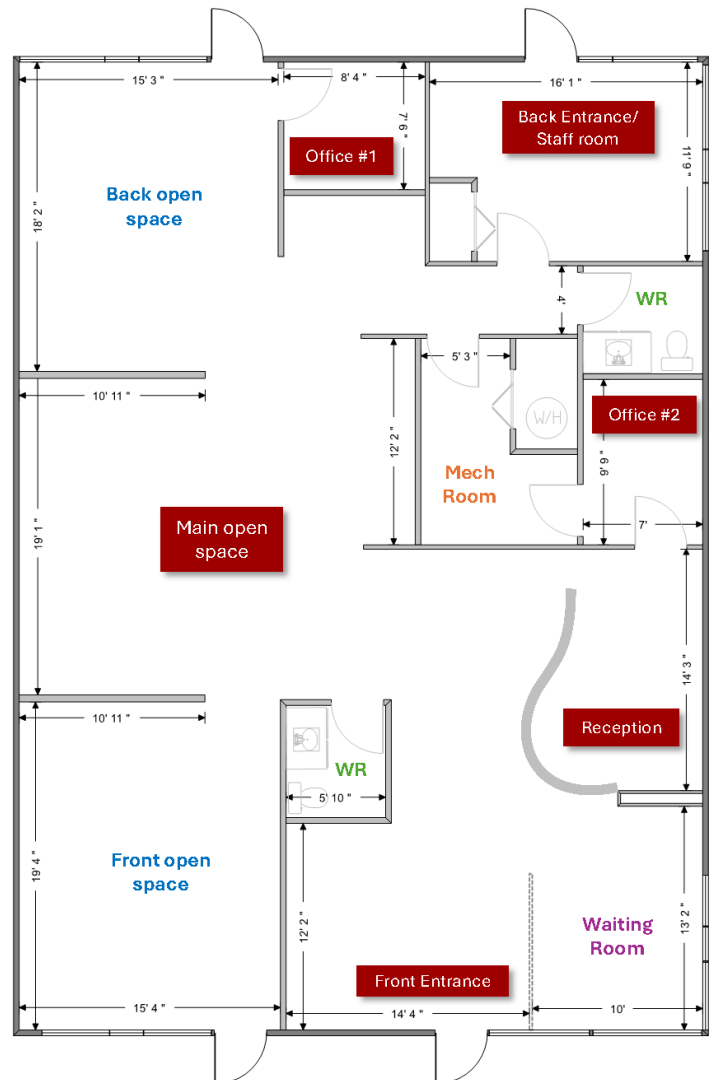
**NNN COST:** **\$12.39 PSF / \$2,405.72 Monthly**

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

\*Tenant is responsible utilities

\*\* Tenant is responsible for GST

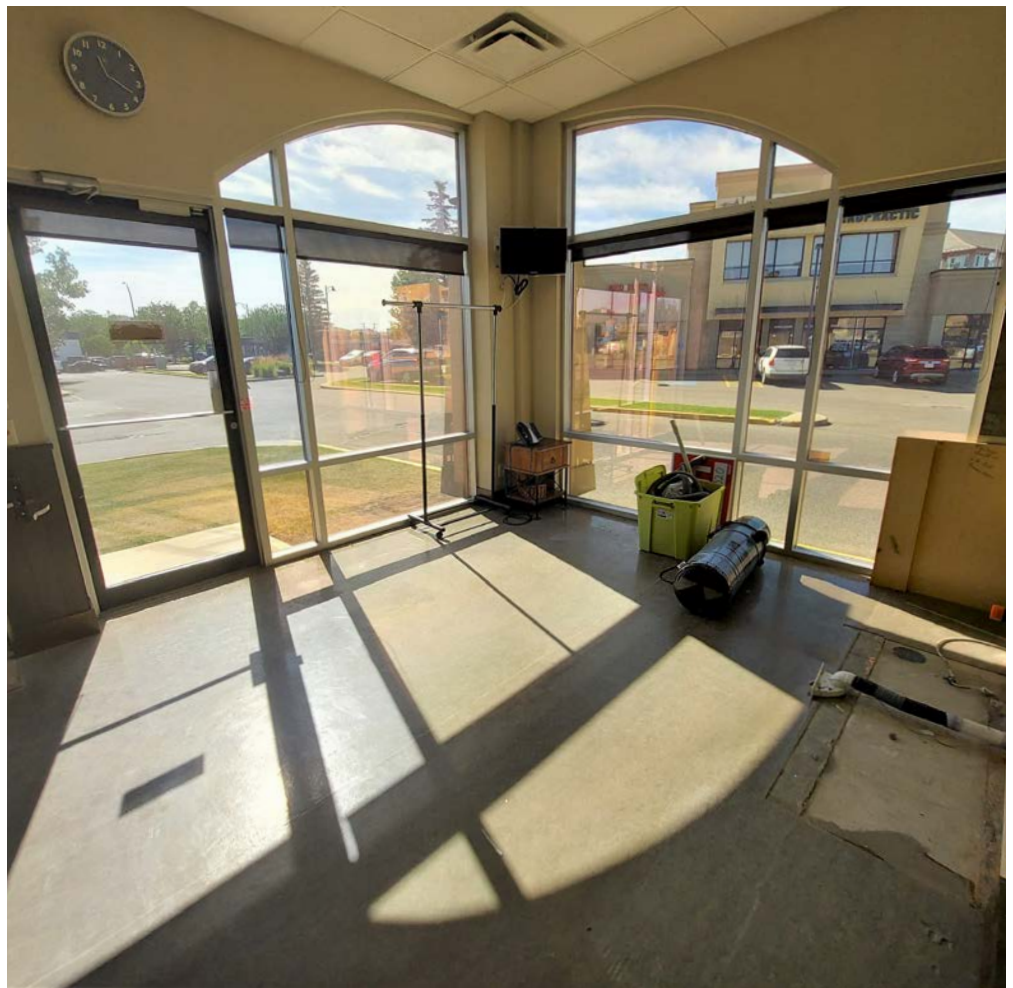
**PROPERTY TOUR** 



# PROPERTY PHOTOS



# MORE PROPERTY PHOTOS



# LOCATION / MAP



403.986.7777

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**RE/MAX**  
COMMERCIAL  
PROPERTIES

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ONLY EXCLUSIVE  
RE/MAX COMMERCIAL BROKERAGE



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