

For **Sale**

2810 Bremner Avenue Red Deer, Alberta

A Fully Stabilized Commercial Asset
in Red Deer's Highest Traffic Corridor

Asking: **\$10,600,000 | 8% Cap**

Listing Brokerage: REMAX River City -
Commercial Division



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Property **Summary**



Site Area-
2.99 acres



37,000+ SF
Built



Medical tenants



Adjacent to
Bower Place Mall

On behalf of the Vendor, we present 2810 Bremner Avenue, a 37,058 SF fully occupied flex retail, office, and medical building in central Red Deer, Alberta. Located on Bremner Avenue next to Bower Place and Gaetz Avenue (Highway 2A), the property offers excellent visibility and access.

The building is leased to six tenants. Repositioned in 2018 with major upgrades and expansion, it sits in a high-amenity area just minutes from Downtown, making it a strong, income-producing investment opportunity.



Investment **Highlights**



- Across from Bower Place, the property receives **synergistic patronage** from the area;
- Building underwent a **full renovation and repositioning** in 2018;
- **Diverse tenant mix** including, Medical Professionals, Beauty Salon, Engineering firm and The Royal Canadian Legion;
- **Below replacement cost** - high replacement costs today are a barrier to entry for new competitive product.

Asking Price: \$10,600,000

- Property provides **strong and stable net income**;
- Property offers **competitive operating costs** at \$11 PSF, leaving room to maximize net rental rates and recovery of past and future capital projects;
- **Highly accessible location** two blocks from Gaetz Avenue (Highway 2A);
- **Highly amenitized area**, anchored by Bower Place, Red Deer's largest mall, offering over 120 retail outlets;
- **Strong demographic profile** and forecast population growth within the Property's trade area;



Amenities Map



Highway Access

- 📍 Direct exposure to **Gaetz Avenue (Hwy 2A)** immediately adjacent to the property

Retail Plaza

- 📍 Steps from **Bower Place** – Red Deer's largest shopping centre

Surrounding Brands

- 📍 Located within immediate trade area near major retailers like **Canadian Tire, RBC & more**

Connectivity

- Downtown Red Deer
4 mins | 2–3 km
- Calgary
145 km | 1.3 hrs
- Edmonton
157 km | 1.4 hrs

Property Images



Estimated **Financing Figures**

Purchase price	\$10,600,000
Down Payment (25%)	\$2,650,000
NOI	\$869,613
Financing Cost (Annual)	\$533,330
Monthly NOI Payment	\$72,468
Monthly Mortgage Payment	\$44,444
Monthly Cash Flow After Debt Servicing	\$28,024

*To be verified by mortgage broker, calculation based on a of 4.6% testing rate and amortization - 25 years.

Disclaimer

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Interested parties must rely solely on their own independent due diligence and are encouraged to consult their own legal, financial, and professional advisors.

The listing agents, brokerage, and the vendor shall not be held responsible or liable for any loss, damage, or claim arising from the use of or reliance upon this information.

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