

FOR SALE/LEASE

5912 54 AVENUE, RED DEER



LOCATION:

Riverside
Meadows



LEASE AREA:

±1,986
Square Feet



ZONING:

DC(34)
Direct Control Zone



LEASE RATE:

\$2,500.00 Gross
\$329,000.00

PRESENTED BY

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THE PROPERTY

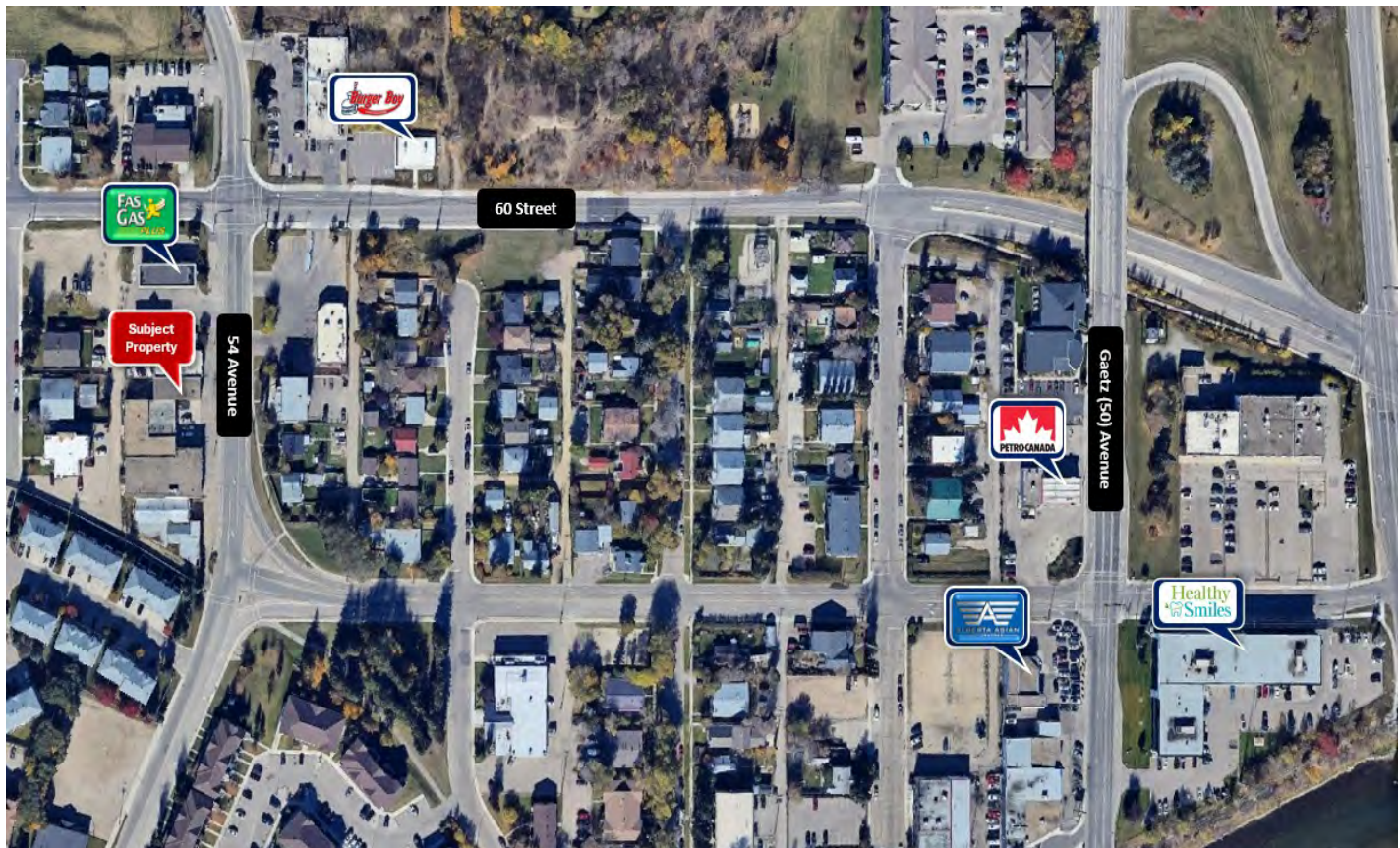
5912 54 AVENUE

Riverside Meadows

±1,986 Square Foot well kept building with a front office/retail area and warehouse space with an overhead door and a storage mezzanine.

- » **Retail/Office Area**
- » **Two Recently Renovated Washrooms**
- » **Warehouse with Storage Mezzanine**
- » **(1) 12' x 12' Overhead Door**
- » **Forced Air Furnance**
- » **49' x 30' Fenced Yard Space**
- » **Designated Parking In Front**
- » **Quick Access to Downtown**
- » **Zoning = DC(34)**

This property is listed for both sale and lease. Gross Rate of \$2,500.00, plus GST, per month plus the cost of all utilities. Parking is included in the Gross Lease Rate.



PROPERTY DETAILS

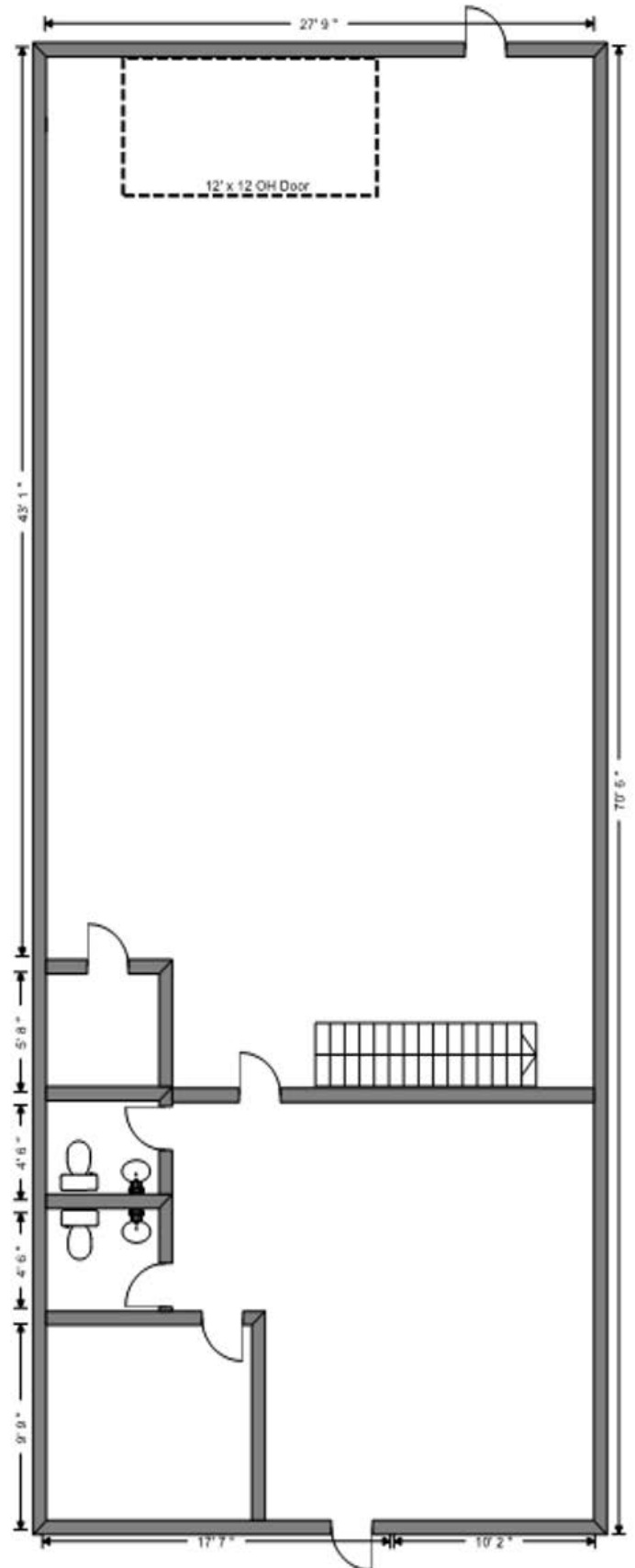
PROPERTY DETAILS

MUNICIPAL:	5912 54 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 7922177 Block: 17, Lot: 25
TOTAL AREA:	± 1,986 Sq. Ft.
ZONING:	DC(34) - Direct Control Zone
PARKING:	Designated Parking In Front
SALE PRICE:	\$329,000.00
LEASE PRICE:	\$2,500.00 Monthly
TOTAL COST:	= \$2,500.00 Monthly
TAXES:	\$3,841.00 (2025)

Includes: Building insurance & property taxes

* Tenant is responsible for GST

** Tenant is responsible for all utilities



PROPERTY PHOTOS



LOCATION / MAP



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THE INFORMATION CONTAINED HEREIN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT

REMAX
COMMERCIAL
PROPERTIES

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



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