

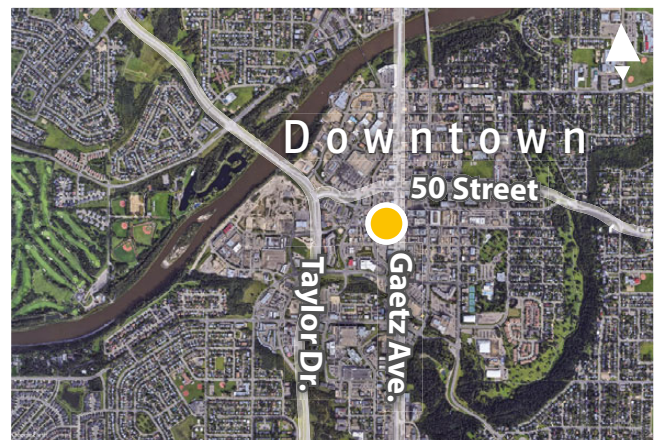
**COMMERCIAL
CONDO
CONVERSION
POTENTIAL**



STAND-ALONE RETAIL BUILDING FOR SALE

Roland Plaza
Gaetz Ave. and 48th Street, Red Deer

» Located in downtown on Gaetz Ave.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Doug Grinde, VICE PRESIDENT
C: 403-815-0283
O: 780-463-3332
dgrinde@barclaystreet.com

**BARCLAY
STREET**
REAL ESTATE
LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING

50
YEARS
1973-2023

CAPSTONE

MASTER-PLANNED RIVERSIDE COMMUNITY



- Up to 2 million sq. ft. of commercial and office development
- 2000 new condos and townhouses



DOWNTOWN

Downtown Red Deer is a unique mix of living, working and playing, and are guided by six themes: great streets, great places, great connections, vitality, authenticity and sustainability.

75+	30+	5	15	8	11	2
Retail businesses	Restaurants	Fitness Studios	Salons	Spas	Cafes	Major grocery Stores

P 1500+ Public parking stalls | **2** Parkades



PROPERTY INFORMATION

LOCATION:

Intersection of Gaetz (50th) Avenue and 48th Street, Red Deer, AB

LEGAL DESCRIPTION: Plan H; Block 9; Lots 16-22

BUILDING AREA: 15,919.1 sq. ft.

LAND AREA: 23,214 sq. ft.

PARKING: • 20 surface stalls behind the property available for rent at market rate;
• Adjacent street parking

FINANCIAL INFORMATION

TENANCY: Jaxville Gold & Silver Trading Ltd., Curiosity Art and Framing, Danielle's Restaurant and Sweet Garden Bakery

FINANCING: Free and Clear

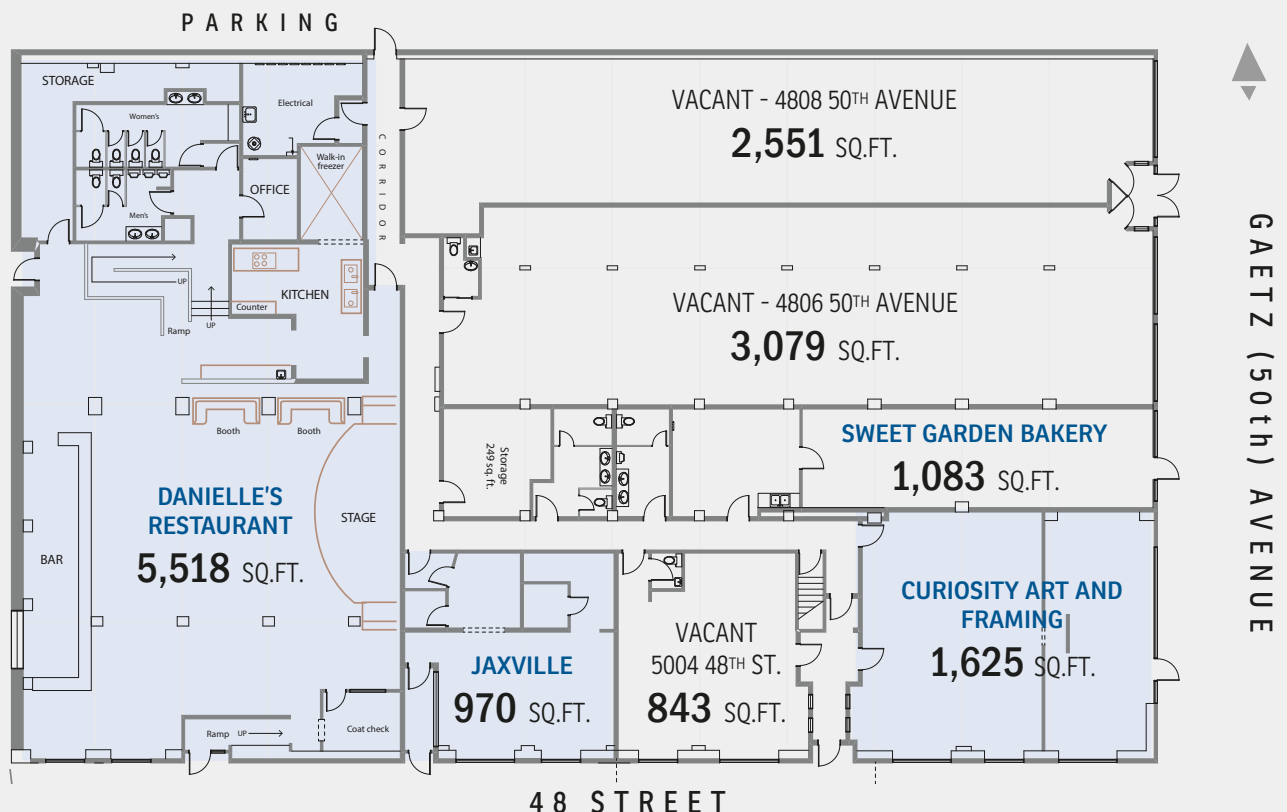
PROPERTY TAXES: \$33,688.40 (2024)

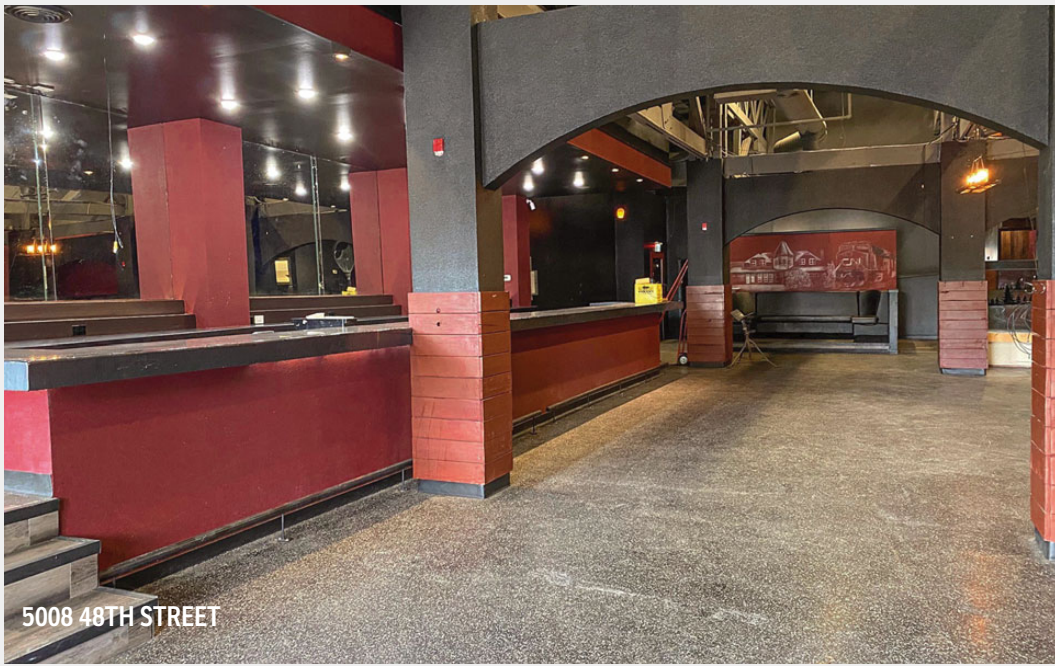
BUDGETED OP. COSTS: \$7.60 per sq. ft. Electricity and Gas are metered separately for each bay.

SALE PRICE: Please contact

CONDO CONVERSION POTENTIAL

Expert opinion has been consulted and approval for the Condo conversion of the property is probable. Applications will be needed by a buyer. Approximate time to approval is 8 weeks.





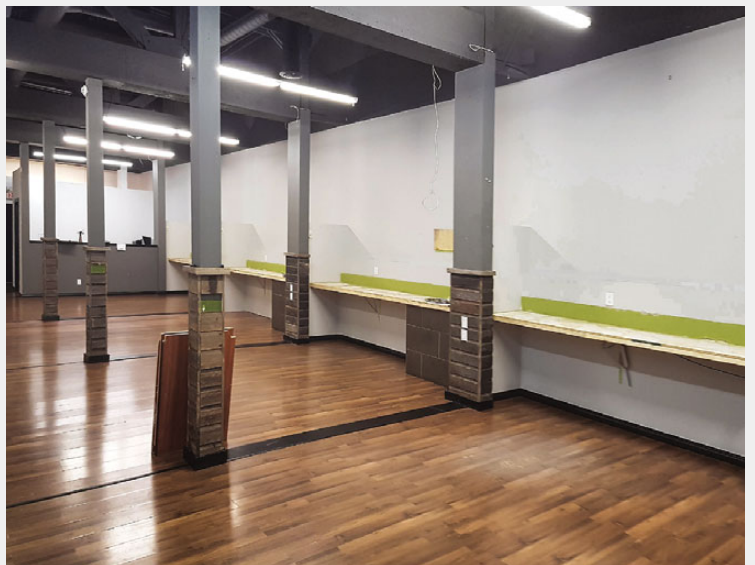
5008 48TH STREET



BAY 4, 4804 50TH AVENUE



4808 50TH AVENUE



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