

FOR SALE

**7895 50 AVENUE
RED DEER, AB**





About the Property

7,209 sq. ft. freestanding commercial building situated on a 0.8-acre parcel with exceptional visibility along Gaetz Avenue, one of Red Deer's primary arterial corridors. Zoned C4, the property allows for a wide range of commercial and service uses, making it well suited for both owner-users seeking exposure and investors targeting a strong underlying land parcel.

The building features a large, bright showroom with expansive front windows, creating an inviting customer-facing presence. The interior is efficiently configured with 4+ private offices, a staff lunchroom with sink and oven electrical, staff locker room with sink and washer/dryer hookups, and a good-sized parts room. The shop area is well equipped with water lines throughout for wash stations, compressed air lines, and two overhead doors (one 10' x 10' and one 12' x 12') to support a variety of operational needs.

Ample yard space provides flexibility for outdoor storage, parking, or future expansion. With its prominent frontage, functional improvements, and flexible zoning, this property represents a rare opportunity to secure a highly visible commercial asset along one of Red Deer's most travelled roadways

LEGAL DESCRIPTION

Plan 8120345, Block 8, Lot 10G

SITE SIZE

0.8 Acres

LOCATION

North Gaetz

ZONING

C4 - Major Arterial Commercial

SALE PRICE

\$1,000,000

PROPERTY TAXES

\$20,627 (2025)

YEAR BUILT

1982

POSSESSION

Negotiable

Building Details

BUILDING SIZE

7,209 SF

LOADING

(1) 10' x 10' Overhead Door

(1) 12' x 12' Overhead Door

HVAC

Forced Air Heating

Make-up Air

LIGHTING

Fluorescent (newer)

DRAINAGE

Double Compartment Sump

POWER

TBV

YARD

Paved parking in the front, compact gravel yard

FEATURES

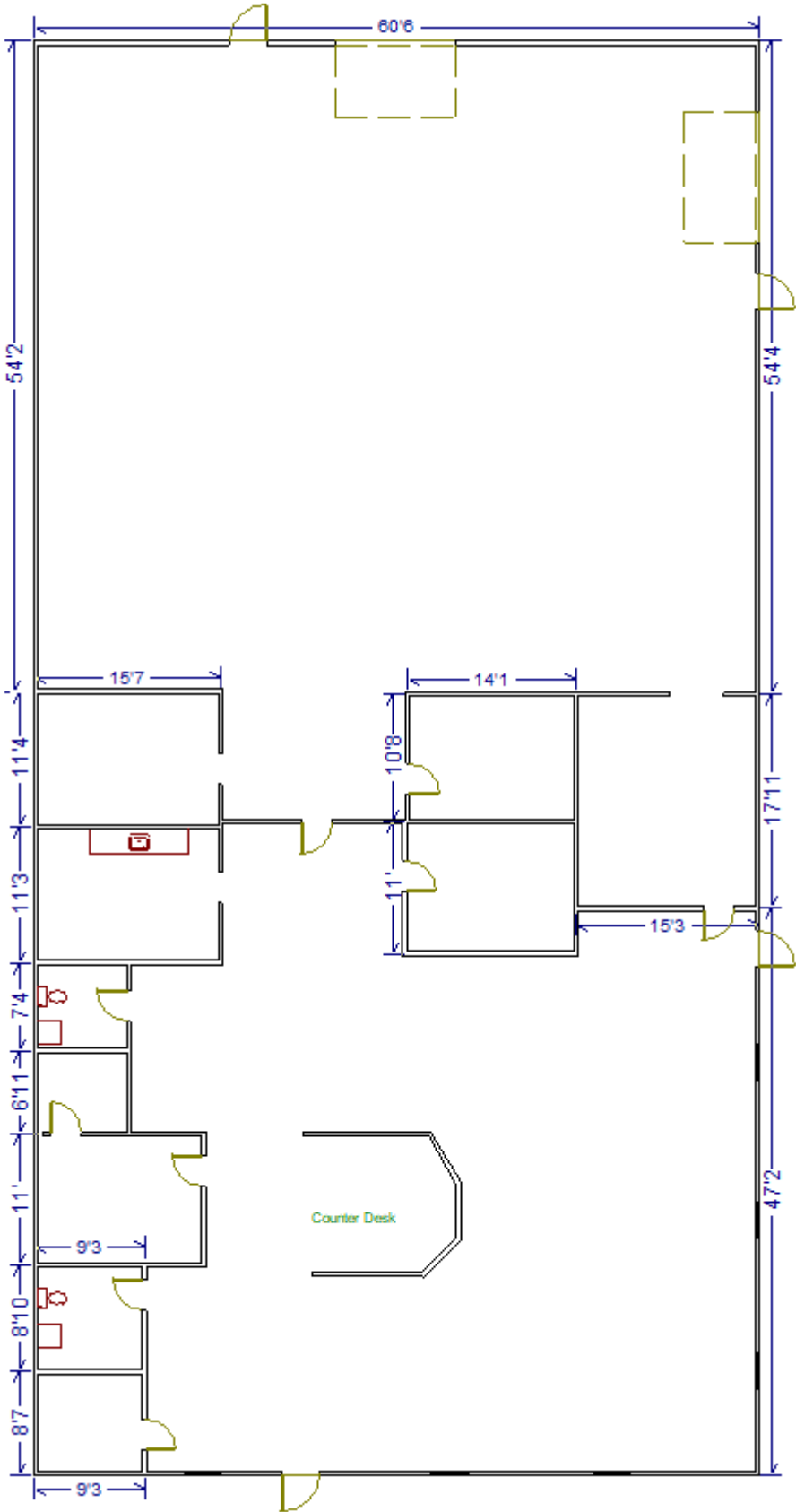
- > Large showroom area with lots of windows
- > (4+) Offices
- > Staff Lunchroom with sink and oven electrical
- > Staff locker room area with sink area and washer/dryer hookups
- > Parts Room
- > Water lines throughout for wash stations
- > Compressed air lines



7895 50 Avenue



Floor Plan



Approx. Measurements



Central Alberta's Ambassador for Commercial Real Estate



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