



**GRASSROOTS**  
REALTY GROUP

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4610 48 Avenue  
Red Deer, Alberta

MLS # A2262744



**\$599,900**

<b>Division:</b>	Downtown Red Deer	<b>Addl. Cost:</b>	-
<b>Type:</b>	Mixed Use	<b>Based on Year:</b>	-
<b>Bus. Type:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Co
<b>Sale/Lease:</b>	For Sale	<b>Parking:</b>	-
<b>Bldg. Name:</b>	-	<b>Lot Size:</b>	0.15 Acre
<b>Bus. Name:</b>	-	<b>Lot Feat:</b>	-
<b>Size:</b>	1,992 sq.ft.		
<b>Zoning:</b>	C-1		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	-		
<b>Roof:</b>	Asphalt Shingle		
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame		
<b>Water:</b>	-		
<b>Sewer:</b>	Public Sewer		
<b>Inclusions:</b>	FRIDGE, RECEPTION DESK		

Great opportunity to own this strategically located turn key office space on the edge of downtown, with close proximity to Red Deer city hall and the new courthouse. Currently being occupied as a law office, this C1 zoned commercial property (50X130FT LOT) is ideal for any number of business opportunities. Up to 11 offices with open reception area. Parking in the rear and off street (up to 11 stalls). Wheel chair accessible. A great opportunity at an affordable price. Relatively quick possession is available.