



**GRASSROOTS**  
REALTY GROUP

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5114 48 Street  
Red Deer, Alberta

MLS # A2279494



**\$1,200,000**

<b>Division:</b>	Downtown Red Deer
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Bar/Tavern/Lounge, Clothing ,Food & Beverage ,Variety
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	5,450 sq.ft.
<b>Zoning:</b>	C-1

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Flat

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** As is: bar, & kitchen equipment, tables, chairs, washer, dryer, walk-in cooler, refrigerator

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.12 Acre

**Lot Feat:** -

Now offering For Sale an Iconic 5450 sqft end unit building in downtown Red Deer, AB. This building has had some extensive renovations over the past few years. Upgraded electrical, plumbing, heating and sprinkler system. The building is currently set up as a boutique / cafe / night club for music venues, comedy and various entertainment. Comes equipped with a kitchen, entertainment stage, sound booth, eat up bar, tables and chairs. Employee lounging area is located on the upper level and features an outdoor patio. The main level has custom 2 tiered seating area, coat check and updated customer washrooms. Plenty of parking available with metered street parking and a large metered parking lot across the road. Also available "For Lease" under MLS# A2279511