



GRASSROOTS

REALTY GROUP

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**4919 48 Street
Red Deer, Alberta**

MLS # A2285402



\$450,000

Division:	Downtown Red Deer
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,990 sq.ft.
Zoning:	C1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.07 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	na		

This property offers an excellent opportunity for owner-occupiers in the downtown core. It is conveniently located within walking distance to all central amenities and businesses, with three parking stalls situated at the rear of the building. The main floor is leased through 2027 and features multiple office spaces, including three private offices, a boardroom (which may serve as a fourth office), a reception area, work room, open workspace, and storage room. Additional amenities include a dedicated furnace, air conditioning, double doors for unloading, and a private washroom. The second floor contains its own separate entrance and provides two distinct office suites. Each suite features two offices, spacious reception and work areas, and two bathrooms; one suite also includes a kitchenette. The second floor may be leased in part or in its entirety. This arrangement is ideal for investors who wish to utilize the second floor while earning income from the main floor lease.