



**GRASSROOTS**  
REALTY GROUP

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4948 54th Avenue  
Red Deer, Alberta

MLS # A2290907



**\$599,000**

|                    |              |
|--------------------|--------------|
| <b>Division:</b>   | Railyards    |
| <b>Type:</b>       | Industrial   |
| <b>Bus. Type:</b>  | -            |
| <b>Sale/Lease:</b> | For Sale     |
| <b>Bldg. Name:</b> | -            |
| <b>Bus. Name:</b>  | -            |
| <b>Size:</b>       | 5,870 sq.ft. |
| <b>Zoning:</b>     | DC(28)       |

|                    |     |                       |   |
|--------------------|-----|-----------------------|---|
| <b>Heating:</b>    | -   | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>     | -   | <b>Based on Year:</b> | - |
| <b>Roof:</b>       | -   | <b>Utilities:</b>     | - |
| <b>Exterior:</b>   | -   | <b>Parking:</b>       | - |
| <b>Water:</b>      | -   | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>      | -   | <b>Lot Feat:</b>      | - |
| <b>Inclusions:</b> | All |                       |   |

Land and building for sale with optional Wallah signs business for sale. Inquire for more details. 0.48 Acres &ndash; Industrial Property with Redevelopment Potential in Red Deer Railyards Rare opportunity to acquire 0.48 acres of flat land with a 5,800 sq. ft. industrial building in the rapidly evolving Railyards district in the core of Red Deer. This property offers excellent potential for owner-users, investors, or future redevelopment as the City advances plans for medium- to high-density development in the area. The 5,800 sq. ft. warehouse and office building features a new roof, two operational manual cranes, and approximately 600 sq. ft. of additional usable second-floor storage, providing practical functionality for industrial, fabrication, or light manufacturing uses. The property is currently home to Wallah Signs, offering the opportunity to operate a cash-flowing business while holding the real estate for future redevelopment potential. Bring your ideas&mdash;continue operating the existing business, reposition the building, or hold the property as the surrounding Railyards community continues to develop. Opportunities like this in the core of Red Deer are increasingly rare.