



GRASSROOTS
REALTY GROUP

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5553 45 Avenue
Red Deer, Alberta

MLS # A2296157



\$919,000

Division:	Waskasoo		
Type:	Commercial/Multi Family		
Style:	-		
Size:	5,090 sq.ft.	Age:	1960 (66 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.26 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Great opportunity for the savvy investor! This well-maintained building features six 2-bedroom suites. Live in one suite while generating income from the others, or rent out all six units for strong cash flow. The roof was redone in 2010 with durable 2-ply torch-on roofing. Ideally located in an easily accessible neighborhood close to schools and just minutes from downtown, making for a convenient commute. Numerous building and unit upgrades have been completed over the years, including a hot water tank (2023) and boiler (2025). A solid investment opportunity you won't want to miss!