



GRASSROOTS
REALTY GROUP

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**4917 48 Street
Red Deer, Alberta**

MLS # A2302911



\$595,000

Division: Downtown Red Deer

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Kaylor Court

Bus. Name: -

Size: 16,030 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.15 Acre

Sewer: -

Lot Feat: -

Inclusions: None

Well-located in the heart of downtown Red Deer, this 21,400 sq. ft. four-storey office and retail building offers excellent flexibility and upside potential. The main floor provides strong retail exposure, with additional office/retail space in the lower level and on the upper floors, suitable for a wide range of tenants or owner-users. Each floor includes men's and ladies' washrooms along with its own furnace room with forced air heating. The building is also supported by rooftop A/C and a durable tar and gravel roof system. Several spaces are ready for immediate occupancy, while others offer value-add potential through upgrades. The owner has invested approximately \$140,000 in front windows and facade, air conditioning, elevator and security in the last few years. A key feature is the adjacent vacant lot, available for purchase from the City of Red Deer, with the potential for approximately 30 parking stalls. This could also create the opportunity to add windows along that side of the building, enhancing natural light and overall tenant appeal. An excellent opportunity to acquire a downtown asset with both income potential and room for improvement.