



**4606 48 Avenue
Red Deer, Alberta**

MLS # A2309145



\$374,900

Division: Downtown Red Deer

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 741 sq.ft.

Zoning: C-1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: Dishwasher, Microwave, Washer & Dryer

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.09 Acre

Lot Feat: City Lot, Landscaped, Street Lighting

Turnkey professional office opportunity in Downtown Red Deer. Positioned on a high exposure lot along 48 Avenue, this extensively renovated C-1 zoned commercial property offers an excellent opportunity for investors, owner-users, or professionals seeking a standalone office/clinic space with on-site parking and strong curb appeal. The property has been thoughtfully configured for health, wellness, counselling, medical, massage, acupuncture, esthetics, or other professional office uses. The main floor features approximately 695 sq. ft. above grade with a welcoming reception and waiting area, two spacious treatment/offices, staff/admin workspace, washroom with shower, and a functional kitchenette/staff area. Large windows and multiple skylights create a bright and inviting atmosphere throughout the space. The unfinished basement provides excellent storage, utility, and future development potential. Originally renovated in 2008 with several office improvements, updates reportedly included windows, doors, plumbing, heating, and interior office conversion. The layout is efficient and professional, allowing for multiple practitioners, private offices, or a reception-based business model. Situated on a 3,909 sq. ft. lot with rear parking (5 or 6 stalls) and convenient access, the property benefits from excellent visibility in the Downtown Red Deer corridor. C-1 zoning supports a wide range of commercial and mixed-use possibilities, making this an attractive long-term hold or owner-occupier investment. Property details indicate approximately 741 sq. ft. above grade and C-1 land use zoning. A rare opportunity to acquire an affordable standalone commercial building with parking, exposure, and flexible use potential in Central Red Deer. The operating business currently occupying the premises may be available separately from the real estate.