



6712 50 Avenue  
Red Deer, Alberta

MLS # A2309240



**\$1,599,000**

Division: Normandeau

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,700 sq.ft.

Zoning: C-4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.44 Acre

Sewer: -

Lot Feat: -

Inclusions: see equipment list

Prime opportunity to own a free-standing building and land in a high-exposure location in Red Deer at the busy intersection of David Thompson Highway and Highway 2A. Positioned along two of Red Deer's main traffic corridors, this property offers outstanding visibility and exceptional front exposure to a high-traffic area. The building is free-standing with ample on-site parking, making it ideal for a wide range of business opportunities. A fantastic opportunity to change the use to suit your needs. There also appears to be potential for a drive-through addition to the property, subject to required approvals and modifications. Conveniently located beside Scotiabank and directly across from Winners, Walmart, and Canadian Tire, as well as major banks, retailers, and many established franchises, this location benefits from strong surrounding retail traffic and excellent commercial exposure. Don't miss this exceptional investment and business opportunity in one of Red Deer's most desirable commercial corridors. Please do not approach staff directly. All tours and showings are by appointment only.