



GRASSROOTS
REALTY GROUP

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4419 55 Street
Red Deer, Alberta

MLS # A2328099



\$700,000

Division: Woodlea

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,055 sq.ft.

Zoning: R-L

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.33 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Rare opportunity to own an iconic, character-rich multi-use building in Red Deer. Originally built as a church, this versatile property has successfully housed a dance studio and spa in prior uses, and now offers a compelling live/work opportunity for the right operator. The site falls within a district where social services, temporary care, day care, and duplex are listed as discretionary uses. This makes the asset especially attractive to social service providers, care operators, or investors exploring a live-in operator model or mixed-use conversion. Stand alone building with ample parking in an established neighbourhood - close to schools and parks.