



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4822 50 Street
Red Deer, Alberta

MLS # A2332877



\$4,000,000

Division: Downtown Red Deer

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Plaza W

Bus. Name: -

Size: 23,777 sq.ft.

Zoning: C-1

Heating: Natural Gas

Floors: -

Roof: Tar/Gravel

Exterior: Concrete

Water: -

Sewer: -

Inclusions: None.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.19 Acre

Lot Feat: -

Extensively renovated and upgraded, this 30,993 SF building is ready to build out to suit. There are 3 floors, plus basement, and the upgrades include: updated stone and stucco exterior; bright and open stairwells; new windows on each floor; new elevator; new digital access and security system; new washrooms (completed on the main floor and framed, plumber, wired and drywalled on 2nd and 3rd floors) and automatic lighting. The building is located beside Red Deer's upcoming Surgical Centre, close to the Ross Street Patio, and across the street from beautiful City Hall Park. There are 18 parking spots included, five right behind the building and 13 across the alley. An additional 28 stalls can also be available. Red Deer has a new economic development initiative underway and the new Nexus Homeless Shelter is addressing downtown homeless issues. Exciting things are happening in downtown Red Deer and this beautiful building offers a blank slate.