



GRASSROOTS
REALTY GROUP

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4914 46 Street
Red Deer, Alberta

MLS # A2332941



\$289,900

Division: Downtown Red Deer

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 647 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.15 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

A rare owner-user opportunity in the heart of Downtown Red Deer. This freestanding 647 sq ft building has a long history as a professional office, including as a doctor's office in the past, and offers a versatile layout suited to a variety of business uses. Zoned C-1, the property sits on a generous 6,400 sq ft lot with a detached single garage and ample parking, plus a semi-developed basement ideal for storage. A well-located, manageable-sized building for a business ready to plant roots downtown.