



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4811 48 Street
Red Deer, Alberta

MLS # A2334814



\$729,900

Division: Downtown Red Deer

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Peterson Building

Bus. Name: -

Size: 8,000 sq.ft.

Zoning: C-1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Fiberglass, See Remarks

Exterior: -

Water: -

Sewer: -

Inclusions: all blinds and window coverings currently on property

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.13 Acre

Lot Feat: -

This two storey walk up stand alone building (slab on grade) is conveniently located directly across from Red Deer's new Courthouse/Justice Centre and the Red Deer Transit Station hub. There are extensive developments on both floors- Main floor 14 offices and one boardroom; Second floor potential of 10 offices (currently configured as 5 offices and 3 training rooms plus a boardroom). The building has historically been office use however main floor could be converted to a retail space. Second floor has separate entry and exits on the west side of the building; potential to be rented out as one or two units. Parking- surface parking at the rear of the building up to 7 vehicles (2 stalls are tandem); metered parking in front with multiple public and private offsite parking options all within 300 Feet of the building. Owners recently modernized/renovated the front of the building (2025) An excellent opportunity to purchase a downtown asset with a convenient location at an affordable price! Building is also available for lease; see MLS A2303514