



GRASSROOTS
REALTY GROUP

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4919 50 Street
Red Deer, Alberta

MLS # A2341112



\$490,000

Division: Downtown Red Deer

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,919 sq.ft.

Zoning: c1

Heating: Central, Natural Gas, See Remarks

Floors: -

Roof: Flat Torch Membrane

Exterior: Brick, Concrete, Wood Frame

Water: -

Sewer: -

Inclusions: Stainless steel sinks, cabinet

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.07 Acre

Lot Feat: -

A Classic brick exterior Fully leased Commercial Building located in the Heart of busy Downtown on 50 St between the Old Post office building and Royal bank building. This Street Level Store front Building is a total of 2994 sq ft. Plus /Minus . There are two separate rental units , both are tenant occupied. The Front unit has the Restaurant , there since Nov 1 2024 , lease in place till Dec 31 2027 . The Back unit is a Therapy massage clinic with direct access from back alley and has been there since 2013 . Lease till June 30 2028. A nice plus for the building is the Central AC for the whole bulding supplied by the Roof top HVAC unit. Front space which is around 1220 sq ft ,has had numerous upgrades with large open front area (large windows), 2 bathrooms, Secondary kitchen area and office. The cement basement area is about 500 Sq ft , with open storage area with shelving ,a separate storage room , a utility room (secondary furnace and large hot water tank) , plus two washrooms (need upgrading) . Electrical panels are located in this unit. Back Lease space is around 1700 sq ft. set up with separate rooms ,washroom, they also have one parking space . There is an interior secure double locked doorway that separates the 2 units. As a holding property, the numbers are favorable. Leases include all utilities. Large Public metered parking lot is located behind the building, metered street parking stalls in front plus a Delivery stall The Downtown area has new programs in place to help create more activity and enhance public shopping, as well there is a lot of new development in the area that is creating more consumer traffic.