



GRASSROOTS
REALTY GROUP

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4819 48 Avenue
Red Deer, Alberta

MLS # A2346263



\$879,900

Division: Downtown Red Deer

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,750 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Nil

Excellent investment opportunity! This two-storey building is conveniently located directly across from Red Deer's new Courthouse/Justice Centre and near the Red Deer Transit Station hub. Located directly on 49th Street in the heart of Downtown Red Deer, this commercial property offers high-visibility storefront placement with strong foot and vehicle traffic. The property spans a generous 9,750" sq. ft." above grade. Originally constructed in 1960, the building's substantial footprint and flexible layout make it an ideal candidate for single-tenant operations or multi-tenant retail and service buildouts. The main floor has 2 long-term tenants and vacant space for an additional tenant, with space of 1185 Sq ft. Second floor currently configured as 5 offices, and office 2/3 as training rooms or a boardroom and foyer area as a welcoming reception area. The basement area has an additional 7 offices or retail space, all varying in size; 2 units are also rented by long-term tenants. All floors have washroom facilities. A large public metered parking lot is located near the building, with metered street parking stalls in front. 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. With its flexible C-1 Commercial zoning, the site accommodates a broad spectrum of business applications, from retail to professional offices. An excellent opportunity to purchase a downtown asset with a convenient location at an affordable price! The building is also available for lease. Other units varying in size are for lease; see MLS #: A2346340, MLS #: A2346334, MLS #: A2346325, MLS #: A2346314, MLS#: A2346294.