



GRASSROOTS
REALTY GROUP

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4930 50 Street
Red Deer, Alberta

MLS # A2348392



\$750,000

Division: Downtown Red Deer

Type: Mixed Use

Bus. Type: Restaurant

Sale/Lease: For Sale

Bldg. Name: Farthing Block

Bus. Name: -

Size: 3,563 sq.ft.

Zoning: C-1

Heating: Baseboard, Electric, Make-up Air

Floors: -

Roof: Flat Torch Membrane

Exterior: Concrete, Wood Frame

Water: -

Sewer: -

Inclusions: see schedule

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.07 Acre

Lot Feat: -

Fully leased mixed-use commercial building in the heart of downtown Red Deer, one block off Ross Street. The Farthing Block offers two income streams: a main floor restaurant and lounge on a three-year net lease, and a self-contained second floor residential suite on a fixed term. The commercial tenancy includes the full developed basement, which houses the working kitchen, prep area, office, washroom and storage. Approximately 2,500 sq ft on the main floor and 1,063 sq ft on the second, plus a full lower level, on a 3,125 sq ft C-1 City Centre lot. Building services were upgraded under current ownership. Three-phase electrical was brought in to support commercial kitchen equipment, and the building runs fully electric with the gas service removed. The kitchen build-out and walk-in coolers stay with the property. C-1 zoning allows the broadest commercial use range in the city. Located within the downtown restaurant and hospitality cluster near the Ross Street Patio entertainment district.