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4919 48 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta



Listing ID:
27774


MLS ID:
A2102168

\$495,000



 **MICHAEL GOUCHIE**
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 Royal LePage Lifestyles Realty
 403-782-3171

 4919 48 Street , Red Deer , Alberta T4N 1S8

Transaction Type For Sale	Days On Market 592	Zoning C1
Subdivision Downtown Red Deer	Building Type Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,Retail	Year Built 1978
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan K	Building Area (Sq. Ft.) 4990.00	Building Area (Sq. M.) 463.58
Lot Size (Sq. Ft.) 2888	Lot Size (Acres) 0.07	Inclusions furniture in 2nd floor negotiable
Restrictions None Known	Reports None	

Ideal property for a user owner in the downtown core. Very close walking distance to all the downtown amenities and businesses and there are three parking stalls at the back of the building. The main floor is leased until 2027 and it includes office space including three offices, a boardroom or forth office, a reception area, work room, open area, and storage room. The main floor has its own furnace, air conditioned, double doors for unloading and its own washroom. The second floor has it's own separate entrance and includes two separate office spaces which both have two offices and large reception work areas, two bathrooms. One office has a kitchenette. Lease one area or the whole second floor. Ideal situation for an investor to use second floor while receiving income from main floor lease. Lease information available for main and second floor. Lease information MLS #2102172

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