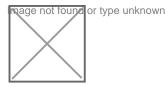


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4919 48 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Red Deer, Alberta Listing ID: 27774

MLS ID: A2102168

\$495,000



A MICHAEL GOUCHIE

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Royal LePage Lifestyles Realty

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4919 48 Street , Red Deer , Alberta T4N 1S8

Transaction Type

For Sale

Days On Market

654

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

Κ

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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