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## 4709-4719 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Red Deer, Alberta

**Listing ID:**  
29101

**MLS ID:**  
A2189398

**\$1,750,000**



 **CAMERON TOMALTY**  
 (403) 350-0075

 RE/MAX Commercial Properties  
 403-986-7777

 4709-4719 49 Avenue , Red Deer , Alberta T4N 3W9

**Transaction Type**

For Sale

**Days On Market**

93

**Zoning**

C1

**Subdivision**

Downtown Red Deer

**Year Built**

1967

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

5259NY

**Building Area (Sq. Ft.)**

14385.00

**Building Area (Sq. M.)**

1336.40

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Other Documents

Development Opportunity for an Owner/User! Located in the heart of Downtown Red Deer within close proximity of Sorensen Station, City Hall and the newly built Justice Centre, this 14,385 SF building is available for sale. The building has two long-term Tenants, with two additional units available to lease out or use for your own business. The sale price includes two adjacent titled parking lots along 48th Street (0.32 acres combined), as well 7 titled parking lots along 47th Street (0.59 acres combined). This property offers excellent exposure to 49th Avenue, one of Red Deer's main thoroughfares, where thousands of cars pass by daily. The available units are also listed for lease.

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