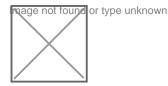


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4709-4719 49 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Red Deer, Alberta Listing ID:

29101

A2189398

MLS ID:

\$1,325,000



 $\stackrel{\circ}{-}$  CAMERON TOMALTY

**(403)** 350-0075

□ RE/MAX Commercial Properties

**403-986-7777** 

rM1

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

**Transaction Type** 

For Sale

**Days On Market** 

153

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

Reports

None Known 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 one long-term Tenant, with three 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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