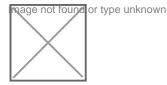


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4948 54TH AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Red Deer, Alberta Listing ID: 29775

MLS ID: A2201614

\$675,000



△ JUSTIN GASPARI

RE/MAX House of Real Estate

**403-287-3880** 

4948 54th Avenue , Red Deer , Alberta T4N 5K8

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

109

Zoning

DC(28)

Subdivision

Railyards

**Building Type** 

Free-Standing, Mixed Use, Office

Building, Warehouse

Year Built

1962

Structure Type

Industrial

Property Type Commercial

Cor

**Property Sub Type** 

Industrial

Legal Plan

PLAN 9621292

Building Area (Sq. Ft.)

5870.00

Building Area (Sq. M.)

545.34

Lot Size (Sq. Ft.)

20909

Lot Size (Acres)

0.48

Roof

Flat Torch Membrane

**Foundation** 

**Poured Concrete** 

**Electric** 

200 Amp Service, Three Phase

Cooling

Central Air

Heating

Natural Gas, Space Heater

Lot Features

Backs on to Park/Green Space,Level,Open Lot

**Commercial Amenities** 

Dock Loading,Lunchroom,Outside Storage,Storefront

**Access to Property** 

Accessible to Major Traffic Route, Paved

Road

Inclusions

2 over head cranes. Forklift, CNC Machine. All Equipment on site.

Restrictions

Easement Registered On Title,Encroachment,Overhead Right of Way,Restrictive Covenant,Utility Right Of Way Reports

Annual Property Operating Data, Building Plans, Chattel/Equipment, Contracts, Financial Statements, Floor Plans, Internal Use Statements, Pro-Forma, Unaudited Financial

Stmnts

0.48 Acres! Amazing flat land and industrial building, or lease and keep for an amazing redevelopment opportunity. Many options to purchase and be in the Railyard community in the core of Red Deer. Building has new roof! and 2 operational manual cranes inside the building. 600sqft of additional usable storage in the second floor. Come with your ideas for this building or hold for future development as the city decides on medium-high density plans.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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