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## 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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 171
<b>Zoning</b> DC(28)	<b>Subdivision</b> Railyards	<b>Building Type</b> Free-Standing,Mixed Use,Office Building,Warehouse
<b>Year Built</b> 1962	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> PLAN 9621292	<b>Building Area (Sq. Ft.)</b> 5870.00
<b>Building Area (Sq. M.)</b> 545.34	<b>Lot Size (Sq. Ft.)</b> 20909	<b>Lot Size (Acres)</b> 0.48
<b>Roof</b> Flat Torch Membrane	<b>Foundation</b> Poured Concrete	<b>Electric</b> 200 Amp Service,Three Phase
<b>Cooling</b> Central Air	<b>Heating</b> Natural Gas,Space Heater	<b>Lot Features</b> Backs on to Park/Green Space,Level,Open Lot
<b>Commercial Amenities</b> Dock Loading,Lunchroom,Outside Storage,Storefront	<b>Access to Property</b> Accessible to Major Traffic Route,Paved Road	<b>Inclusions</b> 2 over head cranes. Forklift, CNC Machine. All Equipment on site.
<b>Restrictions</b> Easement Registered On Title,Encroachment,Overhead Right of Way,Restrictive Covenant,Utility Right Of Way	<b>Reports</b> 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.

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