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4641 49 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Red Deer, Alberta



Listing ID:
30042


MLS ID:
A2207450

\$360,000



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

 RE/MAX Commercial Properties
 403-986-7777

 4641 49 Street , Red Deer , Alberta T4N 1T4

Transaction Type

For Sale

Days On Market

90

Zoning

R-D

Subdivision

Parkvale

Year Built

1905

Structure Type

Office

Property Type

Commercial

Property Sub Type

Office

Legal Plan

K8

Building Area (Sq. Ft.)

2276.02

Building Area (Sq. M.)

211.45

Lot Size (Sq. Ft.)

6534

Lot Size (Acres)

0.15

Inclusions

N/A

Restrictions

None Known

Reports

Other Documents

This is an opportunity to own a piece of Red Deer's history! Built in 1905, the Manning Residence has been fully converted for office use, while maintaining a historic feel. Formerly used as a law office, the building features a front hallway, a waiting room, an open work area that has been used as an individual office, a boardroom with a decorative fireplace, a full staff kitchen, a storage area, and one washroom on the main floor. The second floor includes three offices - one that has it's own balcony, and a second washroom, as well as storage space. There is also an attic and a 400 SF ± basement additional storage space. The property is fully fenced with both a front and back yard. The current owners have done multiple upgrades to the building including, but not limited to; complete plumbing replacement, complete electrical replacement, new furnace and ductwork, installation of air conditioning, new flooring, a new roof, and new front and back porches. On-site parking is available directly behind the building that's accessible from the alleyway and there is street parking in the front and on the west side of the building.

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