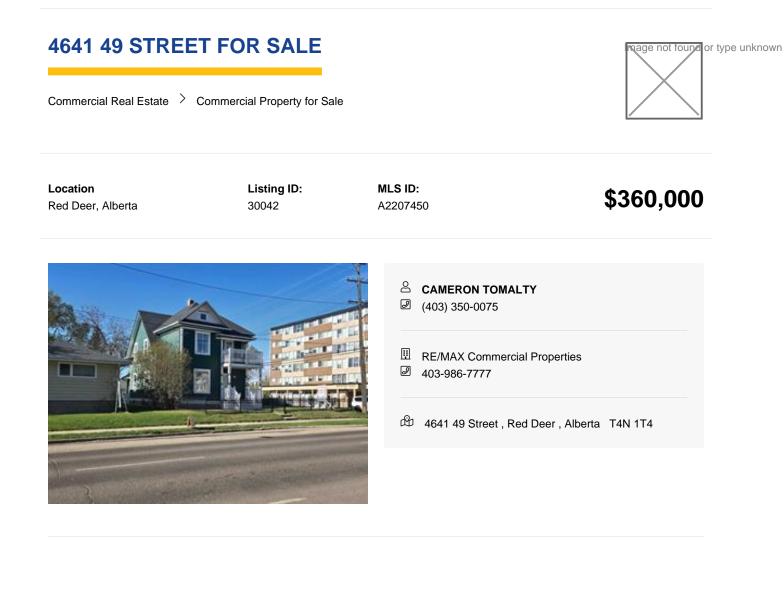


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Transaction Type	Days On Market	Zoning
For Sale	90	R-D
Subdivision	Year Built	Structure Type
Parkvale	1905	Office
Property Type Commercial	Property Sub Type Office	Legal Plan K8
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
2276.02	211.45	6534
Lot Size (Acres)	Inclusions	Restrictions
0.15	N/A	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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