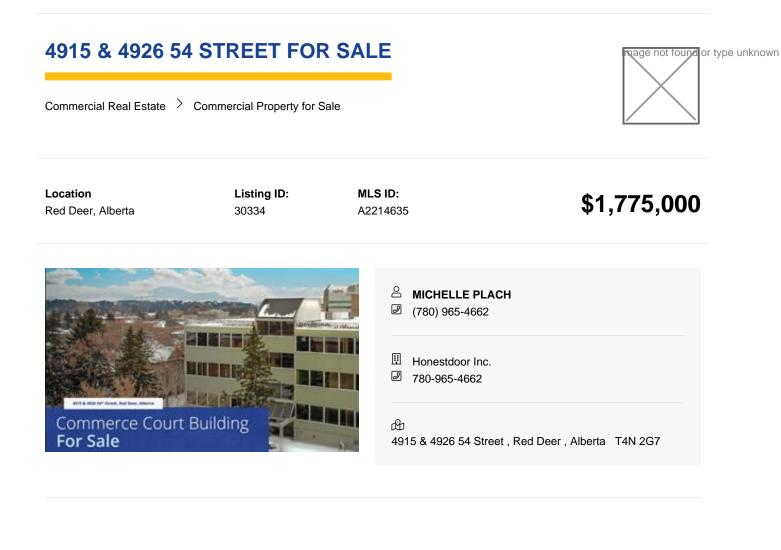


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**Days On Market** Transaction Type Zoning For Sale 126 C1 Subdivision **Building Type** Year Built Downtown Red Deer Free-Standing 1980 Structure Type **Property Type Property Sub Type** Low Rise (2-4 stories) Commercial Office Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.) Κ 28586.00 2655.70 Lot Size (Sq. Ft.) Lot Size (Acres) Inclusions 15938 0.37 Call seller directly Restrictions Reports Call Lister Call Lister

Click brochure link for more details. Exceptional opportunity for acquisition in the vibrant heart of Red Deer. This three-story office building presents an ideal investment or business relocation prospect, boasting a prime location and an abundance of amenities at its doorstep. Situated within walking distance to the Red Deer River, this property enjoys proximity to a wealth of conveniences, including dining establishments and retail outlets. Directly located off Gaetz Avenue ease of access is a hallmark of the Commerce Court Building, with seamless connections to major thoroughfares facilitating effortless commuting for tenants and clientele. This well-appointed property features 16 underground parking stalls and an additional 63 surface stalls, providing ample parking solutions for staff and guests. A secured front entrance ensures peace of mind and enhanced security for occupants and assets within the premises. The third floor of the building is a turn-key business centre, offering convenient solutions for businesses looking for ready-to-use office space.

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