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## 4915 & 4926 54 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Red Deer, Alberta



**Listing ID:**  
30334

**MLS ID:**  
A2214635

**\$1,999,000**



 **MICHELLE PLACH**  
 (780) 965-4662

 Honestdoor Inc.  
 780-965-4662

 4915 & 4926 54 Street , Red Deer , Alberta T4N 2G7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 64	<b>Zoning</b> C1
<b>Subdivision</b> Downtown Red Deer	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1980
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> K	<b>Building Area (Sq. Ft.)</b> 28586.00	<b>Building Area (Sq. M.)</b> 2655.70
<b>Lot Size (Sq. Ft.)</b> 15938	<b>Lot Size (Acres)</b> 0.37	<b>Inclusions</b> Call seller directly
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

Click brochure link for more details. Colliers is pleased to present an 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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