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4926 45 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta



Listing ID:
31748


MLS ID:
A2249569

\$399,900



 **DALE DEVEREAUX**
 (403) 506-2121

 Century 21 Maximum
 587-272-0221

 4926 45 Street , Red Deer , Alberta T4N 1K6

Transaction Type For Sale	Title Fee Simple	Days On Market 44
Zoning C-1	Subdivision Downtown Red Deer	Building Type Free-Standing
Year Built 1946	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 6416ET	Building Area (Sq. Ft.) 934.00
Building Area (Sq. M.) 86.77	Lot Size (Sq. Ft.) 6023	Lot Size (Acres) 0.14
Construction Type Vinyl Siding	Roof Asphalt Shingle	Heating Forced Air,Natural Gas
Lot Features Back Lane,Landscaped,Near Public Transit,Near Shopping Center,Street Lighting	Access to Property Back Alley Access,Front and Rear Drive access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Paved Lane,Public Transportation Nearby	Inclusions none
Restrictions See Remarks	Reports Title	

Great location! Centrally located beside the Central Alberta Realtor's Association, the fire hall, and across from a busy mall and Fresco, this is a great spot for your business. The building has 4 offices, 2 washrooms, a waiting area with lots of windows, a reception area, and a partially developed basement. There are 10 parking spaces to the side and rear, of which 6 are rented at \$360 a month . The property is in very good condition and is perfect for a chiropractor, accountant, lawyer, retail, salon, restaurant, and more. Zoned C-1. Furnace and air ducts serviced in 2024. Sewer Lines cleaned also in 2024.

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