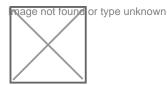


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

3 587-272-0221

 $^{\ }$ 4926 45 Street , Red Deer , Alberta T4N 1K6

Transaction Type

For Sale

Zoning

C-1

1946

Property Sub Type

Mixed Use

Year Built

Building Area (Sq. M.)

86.77

Construction Type

Vinyl Siding

Lot Features

Back Lane,Landscaped,Near Public Transit,Near Shopping Center,Street

Lighting

Restrictions

See Remarks

Title

Fee Simple

Subdivision

Downtown Red Deer

Structure Type Mixed Use

Legal Plan 6416ET

Lot Size (Sq. Ft.)

6023

Roof

Asphalt Shingle

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

Reports Title **Days On Market**

44

Building TypeFree-Standing

Property Type

Commercial

Building Area (Sq. Ft.)

934.00

Lot Size (Acres)

0.14

Heating

Forced Air, Natural Gas

Inclusions

none

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.