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## 4610 48 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Red Deer, Alberta

**Listing ID:**  
32460

**MLS ID:**  
A2262744

**\$599,900**



 **BRAD GRANLUND**  
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 4610 48 Avenue , Red Deer , Alberta T4N 3S9

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 209	<b>Zoning</b> C-1
<b>Subdivision</b> Downtown Red Deer	<b>Building Type</b> Low Rise (2-4 stories)	<b>Year Built</b> 1956
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> K5	<b>Building Area (Sq. Ft.)</b> 1992.00	<b>Building Area (Sq. M.)</b> 185.06
<b>Lot Size (Sq. Ft.)</b> 6509	<b>Lot Size (Acres)</b> 0.15	<b>Construction Type</b> Concrete,Mixed,Vinyl Siding,Wood Frame
<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete	<b>Electric</b> 100 Amp Service
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> FRIDGE, RECEPTION DESK
<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos	

Great opportunity to own this strategically located turn key office space on the edge of downtown, with close proximity to Red Deer city hall and the new courthouse. Currently being occupied as a law office, this C1 zoned commercial property (50X130FT LOT) is ideal for any number of business opportunities. Up to 11 offices with open reception area. Parking in the rear and off street (up to 11 stalls). Wheel chair accessible. A great opportunity at an affordable price. Relatively quick possession is available.

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