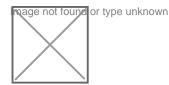


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4610 48 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Red Deer, Alberta Listing ID: 32460

MLS ID: A2262744

\$630,000



- **≜** BRAD GRANLUND
- **403)** 347-3332
- RCR Royal Carpet Realty Ltd.
- **403-342-7700**
- 4610 48 Avenue, Red Deer, Alberta T4N 3S9

Transaction Type

For Sale

Days On Market

82

Zoning

C-1

Subdivision

Downtown Red Deer

Building Type

Low Rise (2-4 stories)

Year Built 1956

Structure Type

Mixed Use

Property Type Commercial **Property Sub Type**

Mixed Use

Legal Plan

K5

Building Area (Sq. Ft.) 1992.00 Building Area (Sq. M.)

185.06

Lot Size (Sq. Ft.) Lot Size (Acres)

0.15

Construction Type

Concrete, Mixed, Vinyl Siding, Wood

Frame

Roof

6509

Asphalt Shingle

Foundation

Poured Concrete

Electric

100 Amp Service

Cooling Central Air Heating

Forced Air, Natural Gas

Inclusions

FRIDGE, RECEPTION DESK

Restrictions
None Known

Reports
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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