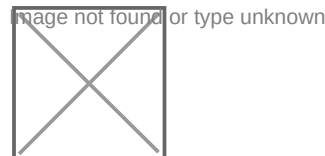


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

107 & 108, 4836 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta

Listing ID:
32468

MLS ID:
A2263581

\$199,500



 **WESLEY GIESBRECHT**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

 107 & 108, 4836 50 Street , Red Deer , Alberta T4N1X4

Transaction Type For Sale	Title Fee Simple	Days On Market 21
Zoning C-1	Subdivision Downtown Red Deer	Year Built 1930
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 0424286	Building Area (Sq. Ft.) 833.00	Building Area (Sq. M.) 77.39
Lot Size (Sq. Ft.) 833	Lot Size (Acres) 0.02	Footprint (Sq. Ft.) 833
Parking 1	Inclusions N/A	Restrictions None Known
Reports Other Documents		

Don't miss this chance on this Unique Ownership Experience in Red Deer's NOSTALGIC ORIGINAL COURTHOUSE.. Built in 1930, dawned with all the ORIGINAL MILLWORK, and HISTORIC MEMORABILIA throughout the Main Floor Lobby ~ Attractive Landscaping all around ~Designated parking space available- High Exposure & Convenient Location on the corner of Ross & Gaetz Ave...The "HEART OF DOWNTOWN RED DEER". Featuring an Open concept professional office work-space, 2-place open reception and sitting area, two offices, file storage area of approximately 117 sq ft , copier/ kitchenette area, boasting 833 SQ FT ,. three common-area bathrooms all configured in historical design and traditional materials in keeping with the style of the building. Brand new boiler heating system, utilities and common area costs ALL INCLUDED! ~ Currently configured, decorated and equipped as a law firm office ~ Original brick walls and hardwood floor ~ Custom Millwork that reflects the original millwork within the building ~ Located one block from the present Red Deer Courthouse. Directly across from the city Hall, park and garden areas with numerous public parking options right out front of the main building. Acquire this previous law practice office space and all the history that goes with it to boot! .All that's missing is a new professional office space tenant. Condo Fees are \$900.31 in total condominium fees. Option to lease available as well at \$1,950.00/ gross monthly lease (utilities included). see MLS A2261225

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