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4746 55 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta

Listing ID:
32699

MLS ID:
A2268015

\$3,500,000



 **TYLER REMINGTON**
 (403) 808-5950

 Real Broker
 855-623-6900

 4746 55 Street , Red Deer , Alberta T4N 2J1

Transaction Type

For Sale

Days On Market

180

Zoning

R-H

Subdivision

Downtown Red Deer

Building Type

Low Rise (2-4 stories)

Year Built

1975

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

K1

Building Area (Sq. Ft.)

14696.00

Building Area (Sq. M.)

1365.29

Lot Size (Sq. Ft.)

20000

Lot Size (Acres)

0.46

Inclusions

24 Stoves, 24 Fridges, 24 Hood Fans, 2 Washers (leased), 2 Dryers (leased), All available keys associated with the building and units.

Restrictions

None Known

Reports

Financial Statements, Pro-Forma, Rent Roll

Excellent opportunity to acquire a well-maintained 24-unit apartment complex offering strong in-place income with upside potential. The property consists of 6 two-bedroom units, 14 one-bedroom units, and 4 bachelor suites — each individually metered for electricity. Capital improvements include a new roof (2018) and a new boiler heating system (2025). Many suites have updated flooring and appliances, and the property has been diligently cared for with consistent maintenance, paint and cleaning. The building features 24 surface parking stalls, each with electrical outlets. Conveniently located near the river, public transit, schools, and shopping, this property appeals to a broad tenant base. With solid current cash flow and market rent growth potential, this is a turnkey investment with additional opportunity for value-add repositioning.

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