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## 5414 43 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Red Deer, Alberta

**Listing ID:**  
32946

**MLS ID:**  
A2268152

**\$3,300,000**



 **MIKE GAIT**  
 (403) 302-9101

 Century 21 Maximum  
 587-272-0221

 5414 43 Street , Red Deer , Alberta T4N 1C9

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	66
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
CAP-TD	Capstone	Free-Standing,Mixed Use,Walk-up
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1976	Mixed Use	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Office	7722940	14736.00
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
1369.01	54745	1.26
<b>Lot Features</b>	<b>Inclusions</b>	<b>Restrictions</b>
Corner Lot	buildings and none tenant equipment	None Known
<b>Reports</b>		
Contracts,Leases,Title		

A rare opportunity to acquire a three-parcel commercial land assembly positioned in Red Deer's Capstone District along 43 Street. This offering includes 5506, 5414, and 5420 43 Street, combining for a total building area of approximately 14,736 sq. ft. situated on a 5,086.02 sq. m. site. The properties contain four commercial buildings with three tenants in place, creating immediate holding income while a purchaser advances redevelopment plans. The site lies within the CAP-TD (Capstone – Transit Oriented Development) district, where the City has identified strong interest in facilitating a commercial mixed-use, multi-tenant redevelopment. CAP-TD zoning supports higher-density, market-driven development forms including street-level commercial, office, multi-storey residential, hospitality, and flexible mixed-use options, aligning with Capstone's long-term riverfront vision. The assembly enjoys excellent access, strong visibility, and is located just a few blocks from the Red Deer Regional Hospital, a major regional anchor and employment hub. With its positioning near the downtown core, trail system, and ongoing municipal investment in the Capstone area, this land assembly offers both current income and significant future redevelopment potential in one of Red Deer's most actively supported urban districts.

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