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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

\$2,800,000



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

 Century 21 Maximum
 587-272-0221

 5414 43 Street , Red Deer , Alberta T4N 1C9

Transaction Type For Sale	Title Fee Simple	Days On Market 173
Zoning CAP-TD	Subdivision Capstone	Building Type Free-Standing,Mixed Use,Walk-up
Year Built 1976	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Office	Legal Plan 7722940	Building Area (Sq. Ft.) 14736.00
Building Area (Sq. M.) 1369.01	Lot Size (Sq. Ft.) 54745	Lot Size (Acres) 1.26
Lot Features Corner Lot	Inclusions buildings and none tenant equipment	Restrictions None Known
Reports 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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