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4914 52 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale

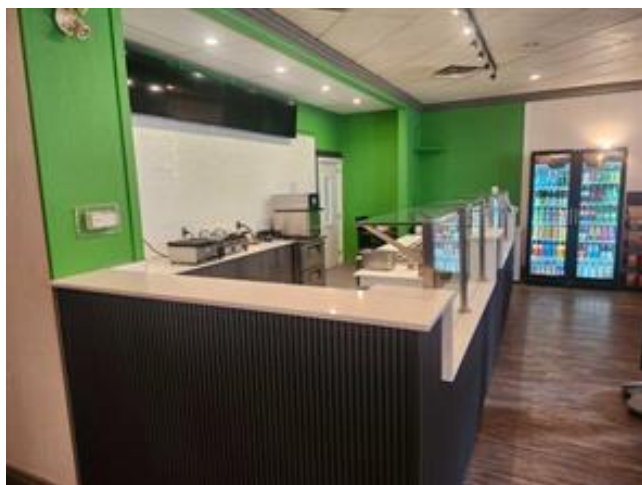



Location
Red Deer, Alberta



Listing ID:
33036


MLS ID:
A2271634

\$650,000



 **CALVIN KAWA**
 (403) 512-9988

 Century 21 Bravo Realty
 403-250-2882

 4914 52 Street , Red Deer , Alberta T4N 4B4

Transaction Type For Sale	Days On Market 66	Zoning C-1
Subdivision NONE	Year Built 1996	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Business	Legal Plan K
Building Area (Sq. Ft.) 2512.00	Building Area (Sq. M.) 233.37	Inclusions N/A
Restrictions None Known	Reports None	

Discover a rare chance to own a fully improved commercial property complete with land, located in a strong retail corridor and backed by an established restaurant tenant. This offering includes a 2,512 sq ft building situated on a 4,781 sq ft lot, providing excellent flexibility for future use and long-term value. Currently leased to a successful operator running multiple quick-service restaurant concepts under one umbrella, this property offers stable income with the option to continue tenancy for turnkey cash flow. For an owner-operator, this is a prime opportunity to stop paying rent elsewhere and build equity while running your own restaurant in a proven location. Key Highlights: Building Size: 2,512 sq ft Lot Size: 4,781 sq ft Zoning: C-1 – allows a broad range of retail and commercial uses Income Potential: Continue with the existing lease or reposition for your own business Ideal for Owner-Operators: Take advantage of the built-out restaurant space and eliminate monthly lease costs Ample Parking: Generous on-site parking located behind the building Strong Tenant: Current operator runs multiple QSR brands, drawing consistent traffic Whether you're looking for a hands-off investment or a strategic location for your own business, this property checks all the boxes. A versatile zoning designation, stable tenant, and excellent site layout make it well-suited for investors, food service operators, and retail business owners alike.

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