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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**  
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 Century 21 Bravo Realty  
 403-250-2882

 4914 52 Street , Red Deer , Alberta T4N 4B4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 127	<b>Zoning</b> C-1
<b>Subdivision</b> NONE	<b>Year Built</b> 1996	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> K
<b>Building Area (Sq. Ft.)</b> 2512.00	<b>Building Area (Sq. M.)</b> 233.37	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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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