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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



- <sup>△</sup> 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** 

4

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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