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## 4617 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Red Deer, Alberta

**Listing ID:**  
33276

**MLS ID:**  
A2273829

**\$5,782**



 **GURMINDER BISLA**  
 (587) 664-4065

 RE/MAX Complete Realty  
 403-930-8555

 4617 50 Avenue , Red Deer , Alberta T4N 3Z9

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 148
<b>Lease Amount</b> 5782.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> C-1
<b>Subdivision</b> Downtown Red Deer	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1973
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 3732P	<b>Building Area (Sq. Ft.)</b> 3017.00	<b>Building Area (Sq. M.)</b> 280.29
<b>Lot Size (Sq. Ft.)</b> 13000	<b>Lot Size (Acres)</b> 0.30	<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access,Major Shopping Nearby,On Major Traffic Route,See Remarks
<b>Inclusions</b> N/A	<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> Aerial Photos

This is over 3000+ sq ft FREE STANDING building on a 13000 sq ft Lot, BEST for LIQUOR STORE Business, offers a rare opportunity to own a property in the core of Red Deer Downtown. This property was used for successfully running a Liquor Store for the longest time. The location, building size, variety of uses allowed (subject to Red Deer city approval), for the price offered can not be beaten in the area. This property is ideal for attracting high-quality tenants or customers. It is situated in a diverse and dynamic neighbourhood with a strong local economy and offers ample parking, ensuring convenience for visitors. Whether you're an investor looking for a hands-off investment or an entrepreneur with a vision, this property is perfect for you. Don't miss the chance to own a prime retail location in Downtown Red Deer, AB. Contact us today for more information!

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