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## 4801 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Red Deer, Alberta



**Listing ID:**  
33282

**MLS ID:**  
A2275013

**\$1,190,000**



 **CAMERON TOMALTY**  
 (403) 350-0075

 RE/MAX Commercial Properties  
 403-986-7777

 4801 51 Avenue , Red Deer , Alberta T4N 4H2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 24	<b>Zoning</b> C-1
<b>Subdivision</b> Downtown Red Deer	<b>Building Type</b> Mixed Use	<b>Year Built</b> 1951
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> H	<b>Building Area (Sq. Ft.)</b> 9452.00	<b>Building Area (Sq. M.)</b> 878.11
<b>Lot Size (Sq. Ft.)</b> 16552	<b>Lot Size (Acres)</b> 0.38	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

Excellent investment opportunity located in the heart of downtown Red Deer. This well maintained 9,452 SF building is available for sale. The building includes 6 main floor commercial units - 5 that are leased to long term tenants and 1 that is currently vacant and available for lease. All of these units have large windows along the front that bring in plenty of natural light. There is a shared hallway accessible from the back of the units that includes a shared washroom for the main floor tenants, and access to the second floor. The second floor has 2 additional units that have the potential to be converted to residential for additional income generation in the future. Parking on site is limited to availability for clients and customers of the tenants only, with ample public parking options in the nearby area. This property offers excellent visibility from Gaetz Avenue Southbound where thousands of cars pass by daily.

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