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4820 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta

Listing ID:
33521

MLS ID:
A2276300

\$499,900



 DALE RUSSELL
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 4820 50 Avenue , Red Deer , Alberta T4N 4A4

Transaction Type	Title	Days On Market
For Sale	Fee Simple	2
Zoning	Subdivision	Building Type
C1	Downtown Red Deer	Mixed Use,Office Building,Retail
Year Built	Structure Type	Property Type
1965	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	1323KS	17708.00
Building Area (Sq. M.)	Construction Type	Foundation
1645.11	Other	Poured Concrete
Cooling	Heating	Inclusions
Central Air	Boiler,Natural Gas	N/A
Restrictions	Reports	
None Known	None	

18,000 sq ft mixed-use building located on the high-visibility corner of Gaetz Avenue and 49 Street in the heart of Downtown Red Deer. The property features a basement plus three above-grade floors, each offering 4,500 sq ft connected by an elevator servicing all levels, including the lower floor. The main floor is currently home to a jewelry store and a clothing boutique. There are two spaces in the lower level, one occupied by Primeamerica and the other is vacant. The second, and third floors are fully built out for professional office use, with only one vacancy. Just one block from the popular Ross Street Patio, the building enjoys proximity to the downtown's entertainment hub. The location is also adjacent to the weekly market on Gaetz Avenue, which brings a steady stream of local shoppers, artisans, and visitors. The building is heated by 4 forced air furnaces (two are new). Air conditioning is supplied from separate units for each space. Some A/C units are at the back of the building and some are on the roof.

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