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#101-304, 5011 39 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Red Deer, Alberta



Listing ID:
33537


MLS ID:
A2278693

\$2,250,000



 **DALE RUSSELL**
 (403) 343-3020

 RE/MAX real estate central alberta
 403-343-3020

 #101-304, 5011 39 Street , Red Deer , Alberta T4N 0Z6

Transaction Type

For Sale

Days On Market

2

Zoning

R-M

Subdivision

South Hill

Year Built

1968

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

4096MC

Building Area (Sq. Ft.)

8952.00

Building Area (Sq. M.)

831.66

Construction Type

Brick, Stucco

Heating

Boiler, Natural Gas

Inclusions

18 fridges, 18 stoves, 2 coin operated washers, 2 coin operated dryers.

Restrictions

None Known

ReportsAnnual Property Operating
Data, Property Inspection, RPR

18 suite apartment building adjacent to the Red Deer Regional Hospital which is currently undergoing a \$1 billion expansion that will provide 3,000 direct jobs. Suite mix is 3 - 2br, 14 1br and 1 bachelor (which has just become vacant and is being renovated). New shingles and exterior concrete work completed in 2025. Some new windows. Newer boiler and hot water tank. RPR has been ordered. This building is one of four buildings offered by the same owner and can be purchased individually or as a package. The other buildings are located at 4920-47 St (24 suites), 4744 - 54 St (24 suites) and 4721 - 55 St (40 suites).

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