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#101-406, 4744 54 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Red Deer, Alberta



Listing ID:
33540


MLS ID:
A2278717

\$2,699,000



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

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

 #101-406, 4744 54 Street , Red Deer , Alberta T4N 2G3

Transaction Type

For Sale

Days On Market

28

Zoning

R-H

Subdivision

Downtown Red Deer

Year Built

1981

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

1992ET

Building Area (Sq. Ft.)

41808.00

Building Area (Sq. M.)

3884.06

Lot Size (Sq. Ft.)

23663

Lot Size (Acres)

0.54

Construction Type

Brick,Stucco,Vinyl Siding

Cooling

None

Heating

Baseboard,Boiler,Natural Gas

Lot Features

Back Lane,Landscaped

Inclusions

24 fridges, 24 stoves, 4 coin operated washers, 4 coin operated dryers.

Restrictions

None Known

ReportsAnnual Property Operating
Data,Property
Inspection,Prospectus,RPR

Well maintained 24 suite, 4 storey walk-up apartment on a quiet street in downtown with 16 - 1 bedroom and 8 - 2 bedroom suites. Suites are spacious and offer large kitchens, 4 pce bath, generous bedrooms, storage room and balcony (top 3 floors). Several suites have been upgraded in recent years and some windows have been replaced. Fully occupied.. 4 laundry rooms with 1 coin operated washer and dryer in each. 30 energized parking stalls. Roof is asphalt shingles. 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 5011 - 39 St (18 suites), 4920 - 47 St (24 suites) and 4721 - 55 St (40 suites).

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