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## 5233 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Red Deer, Alberta



**Listing ID:**  
33549

**MLS ID:**  
A2278982

**\$900,000**



 **BILL HOGG**  
 (403) 872-3670

 Century 21 Maximum  
 587-272-0221

 5233 49 Avenue , Red Deer , Alberta T4N 5G5

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> C-1	<b>Subdivision</b> Downtown Red Deer	<b>Building Type</b> Low Rise (2-4 stories),Mixed Use,Office Building
<b>Year Built</b> 1978	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> K	<b>Building Area (Sq. Ft.)</b> 9927.00
<b>Building Area (Sq. M.)</b> 922.24	<b>Lot Size (Sq. Ft.)</b> 6375	<b>Lot Size (Acres)</b> 0.15
<b>Inclusions</b> 28 stall adjacent parking lot	<b>Restrictions</b> None Known	<b>Reports</b> Call Lister

Positioned on one of Red Deer's busiest corridors—49th Avenue—this property offers a premium, high-visibility location with exceptional access to key downtown amenities, including City Hall, the Provincial Building, the Court House, and the library. Includes a 26-stall parking lot directly adjacent to the rear of building. The attractive two-story office building totals 4994 sq ft on each floor and sits on a 100' x 128' corner lot. Built in 1980, it has been continuously occupied by a law firm since construction. The main floor features a welcoming reception and waiting area, a boardroom, signing room, photocopy room, two washrooms, a storage room, and seven offices. The second floor includes an additional signing room, photocopy room, library, kitchen, multiple storage rooms, and nine offices. The building has been well maintained over the years and underwent significant exterior upgrades, including new siding, a roof replacement in 2016, and new windows and doors in 2022—enhancing its overall curb appeal. Metered street parking is available along 53rd Street. This building and parking lot are also available for lease under MLS 2278984. Also, a satellite staff parking lot (3 lots) is available separately for sale MLS 2278994 and for lease MLS A2279007 located half a block east (28 stalls plus storage shed).

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