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4919 48 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta



Listing ID:
33987


MLS ID:
A2285402

\$450,000



 **MICHAEL GOUCHIE**
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 Royal LePage Lifestyles Realty
 403-782-3171

 4919 48 Street , Red Deer , Alberta T4N 1S8

Transaction Type For Sale	Days On Market 2	Zoning C1
Subdivision Downtown Red Deer	Building Type Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,Retail	Year Built 1978
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan K	Building Area (Sq. Ft.) 4990.00	Building Area (Sq. M.) 463.58
Lot Size (Sq. Ft.) 2888	Lot Size (Acres) 0.07	Inclusions na
Restrictions None Known	Reports None	

This property offers an excellent opportunity for owner-occupiers in the downtown core. It is conveniently located within walking distance to all central amenities and businesses, with three parking stalls situated at the rear of the building. The main floor is leased through 2027 and features multiple office spaces, including three private offices, a boardroom (which may serve as a fourth office), a reception area, work room, open workspace, and storage room. Additional amenities include a dedicated furnace, air conditioning, double doors for unloading, and a private washroom. The second floor contains its own separate entrance and provides two distinct office suites. Each suite features two offices, spacious reception and work areas, and two bathrooms; one suite also includes a kitchenette. The second floor may be leased in part or in its entirety. This arrangement is ideal for investors who wish to utilize the second floor while earning income from the main floor lease.

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