

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4926 45 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Red Deer, Alberta

**Listing ID:**  
34086

**MLS ID:**  
A2287933

**\$379,900**



 **DALE DEVEREAUX**  
 (403) 506-2121

 Century 21 Maximum  
 587-272-0221

 4926 45 Street , Red Deer , Alberta T4N 1K6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 62
<b>Zoning</b> C-1	<b>Subdivision</b> Downtown Red Deer	<b>Building Type</b> Free-Standing
<b>Year Built</b> 1946	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 6416ET	<b>Building Area (Sq. Ft.)</b> 934.00
<b>Building Area (Sq. M.)</b> 86.77	<b>Lot Size (Sq. Ft.)</b> 6023	<b>Lot Size (Acres)</b> 0.14
<b>Construction Type</b> Vinyl Siding	<b>Roof</b> Asphalt Shingle	<b>Heating</b> Forced Air,Natural Gas
<b>Lot Features</b> Back Lane,Landscaped,Near Public Transit,Near Shopping Center,Street Lighting	<b>Access to Property</b> Back Alley Access,Front and Rear Drive access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Paved Lane,Public Transportation Nearby	<b>Inclusions</b> n/a
<b>Restrictions</b> See Remarks	<b>Reports</b> Floor Plans	

Great location! Centrally located beside the Central Alberta Realtor's Association, the fire hall, and across from a busy mall and Fresco, this is a great spot for your business. The building has 4 offices, 2 washrooms, a waiting area with lots of windows, a reception area, and a partially developed basement. There are 10 parking spaces to the side and rear, of which 6 are rented at \$360 a month . The property is in very good condition and is perfect for a chiropractor, accountant, lawyer, retail, salon, restaurant, and more. Zoned C-1. Furnace and air ducts serviced in 2024. Sewer Lines cleaned also in 2024.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.