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4948 54TH AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Red Deer, Alberta

Listing ID:
34266

MLS ID:
A2290907

\$625,000



 **JUSTIN GASPARI**
 (403) 371-2188

 CIR Realty
 403-271-0600

 4948 54th Avenue , Red Deer , Alberta T4N 5K8

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Zoning DC(28)	Subdivision Railyards	Year Built 1962
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 9621292	Building Area (Sq. Ft.) 5870.00	Building Area (Sq. M.) 545.34
Inclusions All	Restrictions See Remarks	Reports Call Lister

Land and building for sale with optional Wallah signs business for sale. Inquire for more details. 0.48 Acres – Industrial Property with Redevelopment Potential in Red Deer Railyards Rare opportunity to acquire 0.48 acres of flat land with a 5,800 sq. ft. industrial building in the rapidly evolving Railyards district in the core of Red Deer. This property offers excellent potential for owner-users, investors, or future redevelopment as the City advances plans for medium- to high-density development in the area. The 5,800 sq. ft. warehouse and office building features a new roof, two operational manual cranes, and approximately 600 sq. ft. of additional usable second-floor storage, providing practical functionality for industrial, fabrication, or light manufacturing uses. The property is currently home to Wallah Signs, offering the opportunity to operate a cash-flowing business while holding the real estate for future redevelopment potential. Bring your ideas—continue operating the existing business, reposition the building, or hold the property as the surrounding Railyards community continues to develop. Opportunities like this in the core of Red Deer are increasingly rare.

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