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5553 45 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Red Deer, Alberta

Listing ID:
34557

MLS ID:
A2296157

\$919,000



 **DEAN LEISCHNER**
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 CIR Realty
 403-358-3883

 5553 45 Avenue , Red Deer , Alberta t4n1l2

Transaction Type For Sale	Zoning R-M	Subdivision Waskasoo
Year Built 1960	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 955MC	Building Area (Sq. Ft.) 5090.00
Building Area (Sq. M.) 472.87	Lot Size (Sq. Ft.) 11200	Lot Size (Acres) 0.26
Inclusions N/A	Restrictions None Known	Reports Rent Roll,RPR with Compliance

Great opportunity for the savvy investor! This well-maintained building features six 2-bedroom suites. Live in one suite while generating income from the others, or rent out all six units for strong cash flow. The roof was redone in 2010 with durable 2-ply torch-on roofing. Ideally located in an easily accessible neighborhood close to schools and just minutes from downtown, making for a convenient commute. Numerous building and unit upgrades have been completed over the years, including a hot water tank (2023) and boiler (2025). A solid investment opportunity you won't want to miss!

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