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4917 48 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta



Listing ID:
34965


MLS ID:
A2302911

\$595,000



 **DALE RUSSELL**
 (403) 343-3020

 RE/MAX real estate central alberta
 403-343-3020

 4917 48 Street , Red Deer , Alberta T4N 1S8

Transaction Type For Sale	Title Fee Simple	Zoning C1
Subdivision Downtown Red Deer	Building Type Office Building	Year Built 1978
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Office
Legal Plan K	Building Area (Sq. Ft.) 16030.00	Building Area (Sq. M.) 1489.22
Lot Size (Sq. Ft.) 6380	Lot Size (Acres) 0.15	Access to Property Public
Inclusions None	Restrictions None Known	Reports Annual Property Operating Data, Building Location Certificate

Well-located in the heart of downtown Red Deer, this 21,400 sq. ft. four-storey office and retail building offers excellent flexibility and upside potential. The main floor provides strong retail exposure, with additional office/retail space in the lower level and on the upper floors, suitable for a wide range of tenants or owner-users. Each floor includes men's and ladies' washrooms along with its own furnace room with forced air heating. The building is also supported by rooftop A/C and a durable tar and gravel roof system. Several spaces are ready for immediate occupancy, while others offer value-add potential through upgrades. The owner has invested approximately \$140,000 in front windows and facade, air conditioning, elevator and security in the last few years. A key feature is the adjacent vacant lot, available for purchase from the City of Red Deer, with the potential for approximately 30 parking stalls. This could also create the opportunity to add windows along that side of the building, enhancing natural light and overall tenant appeal. An excellent opportunity to acquire a downtown asset with both income potential and room for improvement.

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