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## 4606 48 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Red Deer, Alberta



**Listing ID:**  
35172

**MLS ID:**  
A2309145

**\$374,900**



 **PATRICK GAESLOOT**  
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 Century 21 Advantage  
 403-346-0021

 4606 48 Avenue , Red Deer , Alberta T4N 3S9

**Transaction Type**

For Sale

**Days On Market**

1

**Zoning**

C-1

**Subdivision**

Downtown Red Deer

**Year Built**

1937

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

K5

**Building Area (Sq. Ft.)**

741.00

**Building Area (Sq. M.)**

68.84

**Lot Size (Sq. Ft.)**

3909

**Lot Size (Acres)**

0.09

**Roof**

Asphalt Shingle

**Cooling**

Central Air

**Heating**

Forced Air,Natural Gas

**Lot Features**

City Lot,Landscaped,Street Lighting

**Commercial Amenities**

See Remarks

**Access to Property**

Direct Access,Public

**Inclusions**

Dishwasher, Microwave, Washer &amp; Dryer

**Restrictions**

None Known

**Reports**

Floor Plans

Turnkey professional office opportunity in Downtown Red Deer. Positioned on a high exposure lot along 48 Avenue, this extensively renovated C-1 zoned commercial property offers an excellent opportunity for investors, owner-users, or professionals seeking a standalone office/clinic space with on-site parking and strong curb appeal. The property has been thoughtfully configured for health, wellness, counselling, medical, massage, acupuncture, esthetics, or other professional office uses. The main floor features approximately 695 sq. ft. above grade with a welcoming reception and waiting area, two spacious treatment/offices, staff/admin workspace, washroom with shower, and a functional kitchenette/staff area. Large windows and multiple skylights create a bright and inviting atmosphere throughout the space. The unfinished basement provides excellent storage, utility, and future development potential. Originally renovated in 2008 with several office improvements, updates reportedly included windows, doors, plumbing, heating, and interior office conversion. The layout is efficient and professional, allowing for multiple practitioners, private offices, or a reception-based business model. Situated on a 3,909 sq. ft. lot with rear parking (5 or 6 stalls) and convenient access, the property benefits from excellent visibility in the Downtown Red Deer corridor. C-1 zoning supports a wide range of commercial and mixed-use possibilities, making this an attractive long-term hold or owner-occupier investment. Property details indicate approximately 741 sq. ft. above grade and C-1 land use zoning. A rare opportunity to acquire an affordable standalone commercial building with parking, exposure, and flexible use potential in Central Red Deer. The operating business currently occupying the premises may be available separately from the real estate.

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