

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.

## 4746 55 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Red Deer, Alberta



**Listing ID:**  
35339


**MLS ID:**  
A2312434

**\$3,500,000**



 **TYLER REMINGTON**  
 (403) 808-5950

 Real Broker  
 855-623-6900

 4746 55 Street , Red Deer , Alberta T4N 2J1

**Transaction Type**

For Sale

**Days On Market**

2

**Zoning**

R-H

**Subdivision**

Downtown Red Deer

**Building Type**

Low Rise (2-4 stories)

**Year Built**

1975

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

K1

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

14696.00

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

1365.29

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

20000

**Lot Size (Acres)**

0.46

**Inclusions**

24 Stoves, 24 Fridges, 24 Hood Fans, 2 Washers (leased), 2 Dryers (leased), All available keys associated with the building and units.

**Restrictions**

None Known

**Reports**

Financial Statements

Excellent opportunity to acquire a well-maintained 24-unit apartment complex offering strong in-place income with upside potential. The property consists of 6 two-bedroom units, 14 one-bedroom units, and 4 bachelor suites — each individually metered for electricity. Capital improvements include a new roof (2018) and a new boiler heating system (2025). Many suites have updated flooring and appliances, and the property has been diligently cared for with consistent maintenance, paint and cleaning. The building features 24 surface parking stalls, each with electrical outlets. Conveniently located near the river, public transit, schools, and shopping, this property appeals to a broad tenant base. With solid current cash flow and market rent growth potential, this is a turnkey investment with additional opportunity for value-add repositioning.

**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.