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4919 48 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Red Deer, Alberta



Listing ID:
35660


MLS ID:
A2319889

\$329,900



 **MICHAEL GOUCHIE**
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 Royal LePage Lifestyles Realty
 403-782-3171

 4919 48 Street , Red Deer , Alberta T4N 1S8

Transaction Type

For Sale

Zoning

C1

Subdivision

Downtown Red Deer

Building Type

Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,Retail

Year Built

1978

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

K

Building Area (Sq. Ft.)

4990.00

Building Area (Sq. M.)

463.58

Lot Size (Sq. Ft.)

2888

Lot Size (Acres)

0.07

Inclusions

none

Restrictions

None Known

Reports

None

Priced Substantially below assessed value. At this price business just makes sense. This property offers an excellent opportunity for owner-occupiers in the downtown core. It is conveniently located within walking distance to all central amenities and businesses, with three parking stalls situated at the rear of the building. The main floor is leased through to July 2027 and features multiple office spaces, including three private offices, a boardroom (which may serve as a fourth office), a reception area, work room, open workspace, and storage room. Additional amenities include a dedicated furnace, air conditioning, double doors for unloading, and a private washroom. The second floor contains its own separate entrance and provides two distinct office suites. Each suite features two offices, spacious reception and work areas, and two bathrooms; one suite also includes a kitchenette. The second floor may be leased (MLS # A2285825) in part or in its entirety. This arrangement is ideal for investors who wish to utilize the second floor while earning income from the main floor lease.

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