

\$1,325,000 - 4709-4719 49 Avenue, Red Deer

MLS® #A2189398

\$1,325,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

Development Opportunity for an Owner/User!
Located in the heart of Downtown Red Deer within close proximity of Sorensen Station, City Hall and the newly built Justice Centre, this 14,385 SF building is available for sale. The building has one long-term Tenant, with three additional units available to lease out or use for your own business. The sale price includes two adjacent titled parking lots along 48th Street (0.32 acres combined), as well 7 titled parking lots along 47th Street (0.59 acres combined). This property offers excellent exposure to 49th Avenue, one of Red Deer's main thoroughfares, where thousands of cars pass by daily. The available units are also listed for lease.

Built in 1967

Essential Information

| | |
|------------|-------------|
| MLS® # | A2189398 |
| Price | \$1,325,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1967 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

Address 4709-4719 49 Avenue



| | |
|-------------|-------------------|
| Subdivision | Downtown Red Deer |
| City | Red Deer |
| County | Red Deer |
| Province | Alberta |
| Postal Code | T4N 3W9 |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 28th, 2025 |
| Days on Market | 168 |
| Zoning | C-1 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

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