

**FOR SALE**

4940 51 AVENUE, RED DEER

*INVESTMENT AND  
DEVELOPMENT OPPORTUNITY*



**LOCATION:**

4940 51 Ave, Red Deer



**SITE AREA:**

8,153 Square Feet



**ZONING:**

C-1A - Commercial



**PRICE:**

\$1,700,000.00

**PRESENTED BY**

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**WWW.REDDEERCOMMERCIAL.COM**

# THE PROPERTY

4940 51 AVENUE

**FOR SALE** - 8,153 Square foot standalone building is located on 0.83 Acres in Downtown Red Deer. This location has great exposure being located in between HWY 2A and 50 Street includes:

- » **Close to anchor tenants & amenities:**
  - McDonald's
  - Superstore
  - TD & RBC Banks
  - Original Joe's
- » **Large reception area / waiting room**
- » **Shared washrooms and file/copy room**
- » **Multiple built out offices with windows.**
- » **41 Parking stalls in attached lot**
- » **Central Downtown location**
- » **C1A - Commercial Zoning**
- » **Built in 2001**
- » **Full staff kitchen**
- » **Large shared boardroom**

This property is available for sale at \$1,700,000.00. The property is partially leased to a long-term Tenant and the remainder of the building is vacant. While the space is currently set up for a single tenant, there is the opportunity to demise the building into separate units.



# PROPERTY PHOTOS / DETAILS

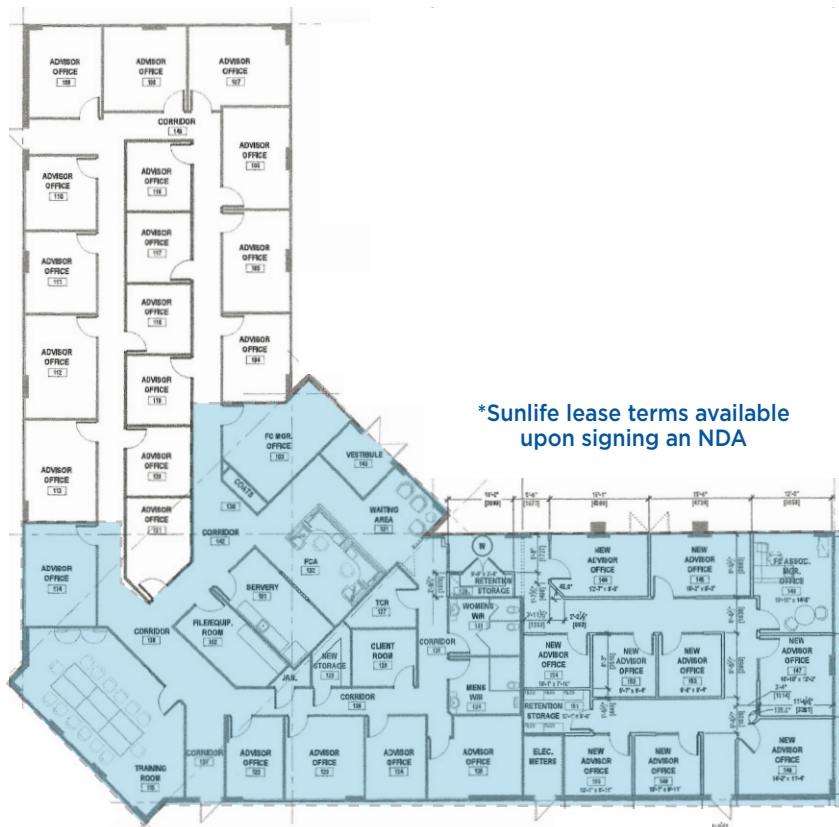
## PROPERTY DETAILS

<b>MUNICIPAL:</b>	4950 51 Avenue, Red Deer
<b>LEGAL LAND DESCRIPTION:</b>	Condo Plan: 9220308, Lot: 17
<b>TOTAL SIZE:</b>	SF of Building <b>± 8,153 SF</b>
<b>ZONING:</b>	C-1A - Commercial
<b>YEAR BUILT:</b>	2001
<b>PARKING:</b>	Full Paved lot with 41 stalls

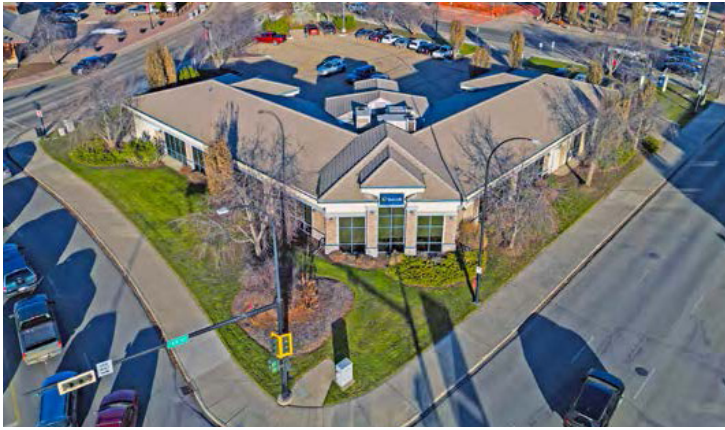
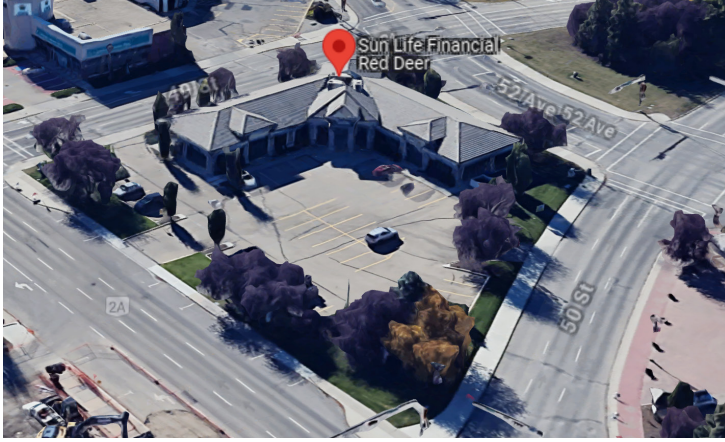
### FOR SALE

<b>SALE PRICE:</b>	<b>\$1,700,000.00</b>
<b>TAXES:</b>	<b>TBD</b>

\*\* Tenant is responsible for GST



# PROPERTY PHOTOS



# LOCATION / MAP



403.986.7777

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**RE/MAX**  
COMMERCIAL  
PROPERTIES

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RE/MAX COMMERCIAL BROKERAGE



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