



4915 & 4926 54<sup>th</sup> Street, Red Deer, Alberta

# Commerce Court Building For Sale

**Blair McArthur**

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# Property Overview

Civic Address	4915 & 4926 54 <sup>th</sup> Street, Red Deer, Alberta
Legal Address	Plan K ; Block 14 ; Lot X 19-20 Plan K ; Block 13 ; Lot 39-41
Location	Downtown
Total Area	±27,401 SF
Site Size	±0.64
Year Built	1980
Zoning	C1 - Commercial (City Centre)
HVAC	Rooftop Units
Parking	16 Underground Stalls   63 Surface Stalls
Tenants	Vacant on Closing
Assessment	\$3,008,500.00 (2024)
Taxes	\$58,302.00 (est.2024)
Asking Price	\$2,500,000.00
	\$2,250,000.00
	\$1,999,000.00
	<b>\$1,775,000.00</b>
Available	Immediately



Easy access  
to major  
thoroughfares



Close proximity  
to restaurants  
and coffee shops



16 underground  
parking stalls



Walking distance to  
the Red Deer river



Well maintained exterior



Underground parking

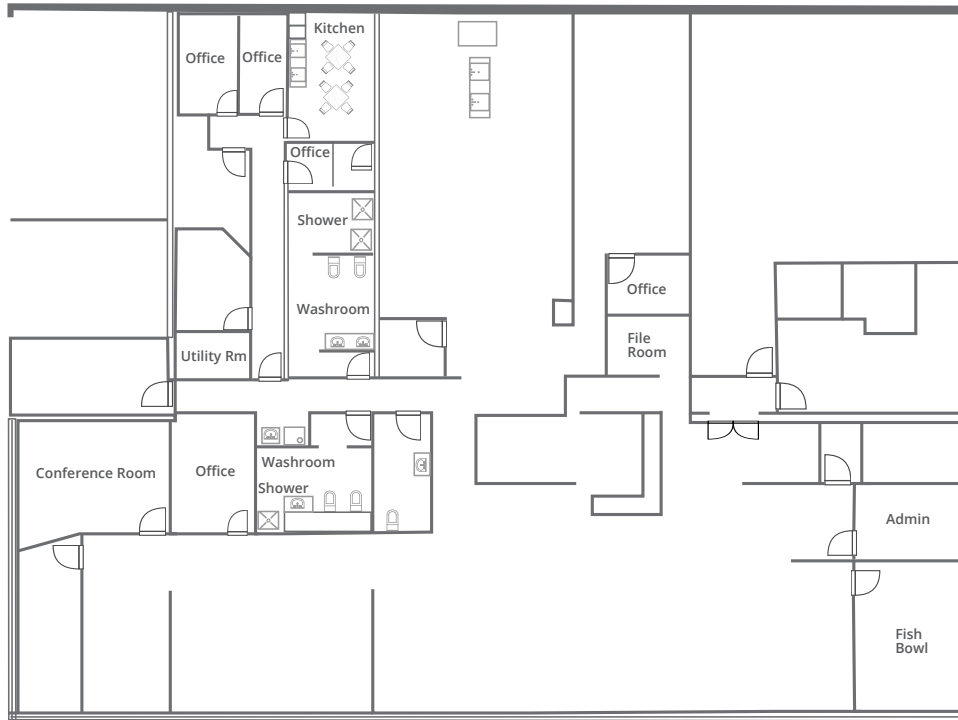


Three storey office

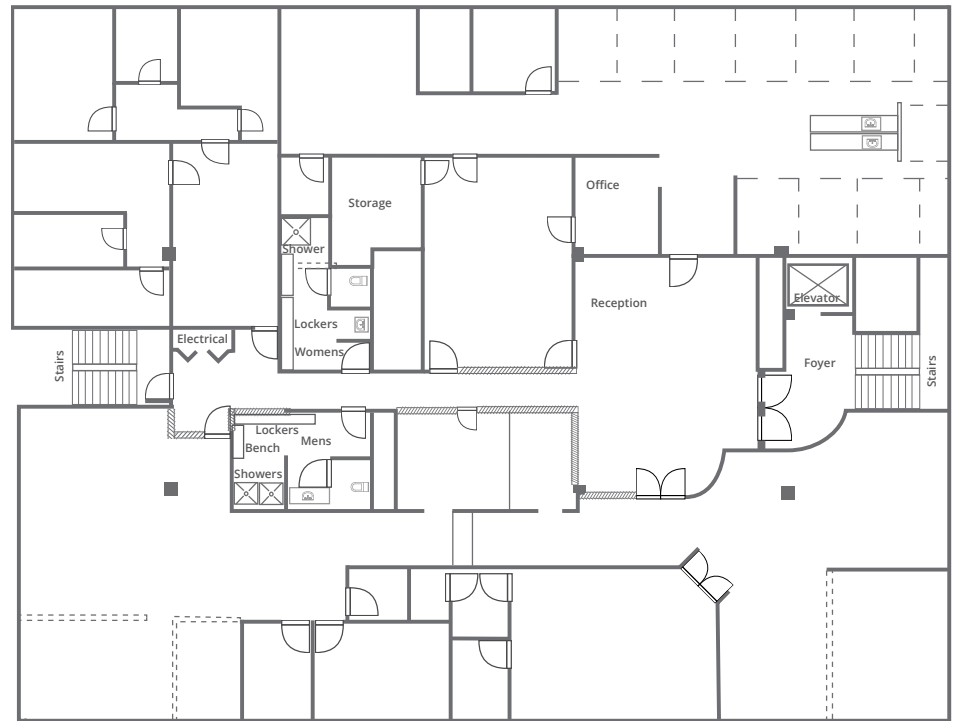




# Floor Plans



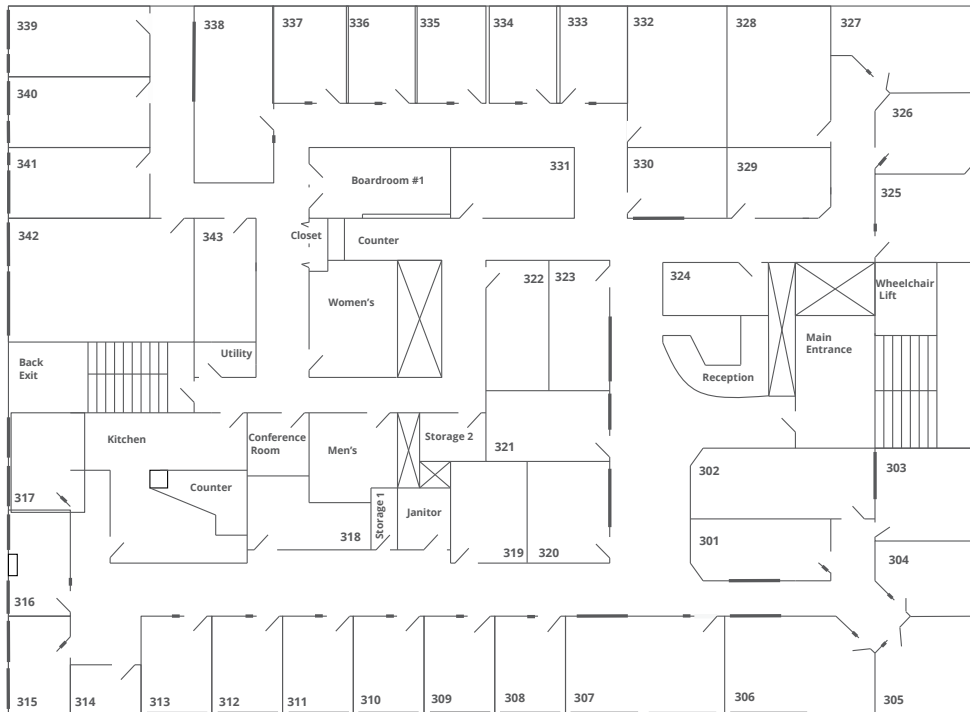
First Floor



Second Floor

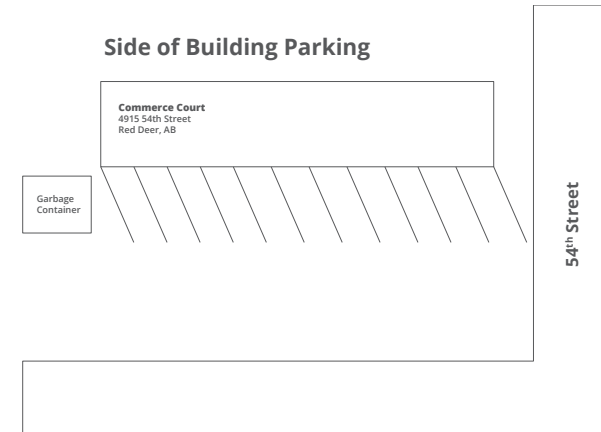


# Floor Plans

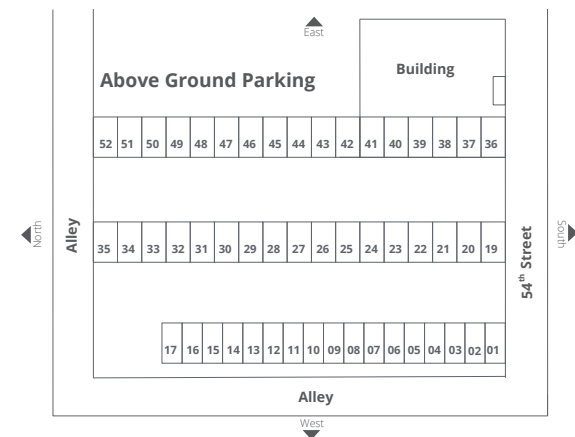
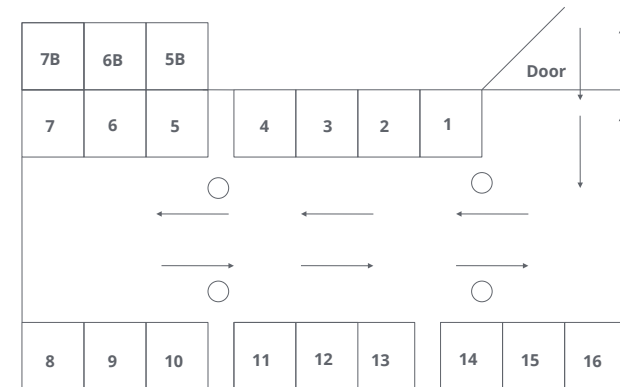


*Turn-key business centre*

## Third Floor



## Underground Parkade



## Parking









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