



Commerce Court Building For Sale

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Accelerating success.



Property Overview

Civic Address	4915 & 4926 54 th 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)
	\$2,500,000.00
	\$2,250,000.00
	\$1,999,000.00
Asking Price	\$1,775,000.00
Available	Immediately



Easy access to major thoroughfares



Close proximity to restaurants and coffee shops

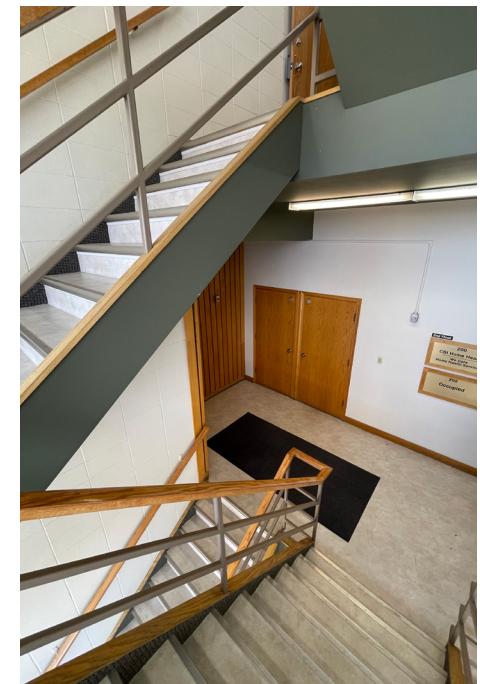
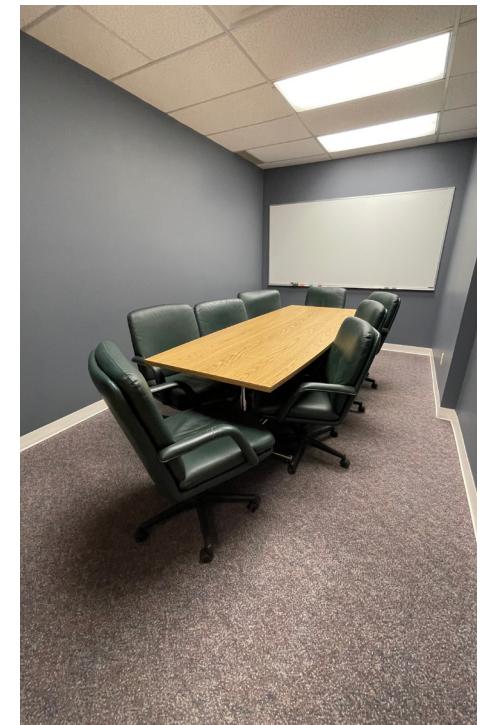
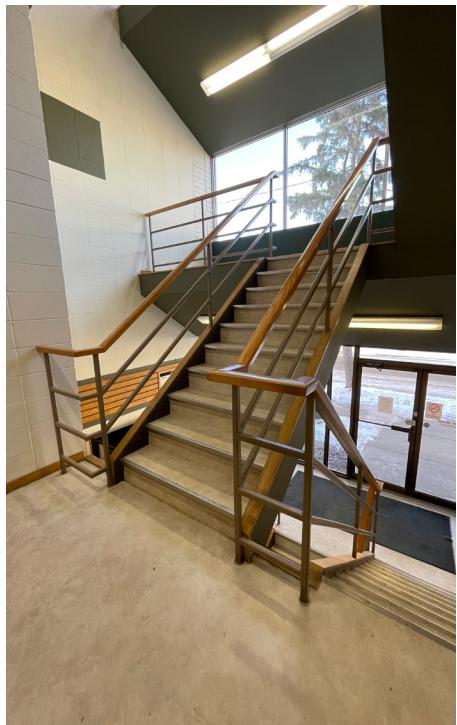


16 underground parking stalls

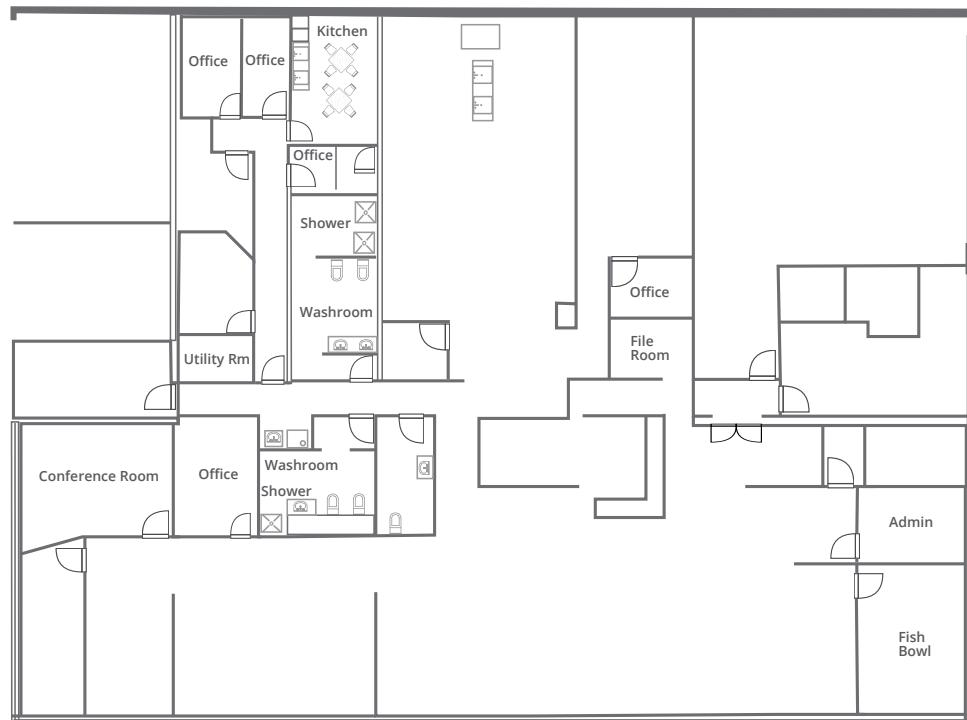


Walking distance to the Red Deer river

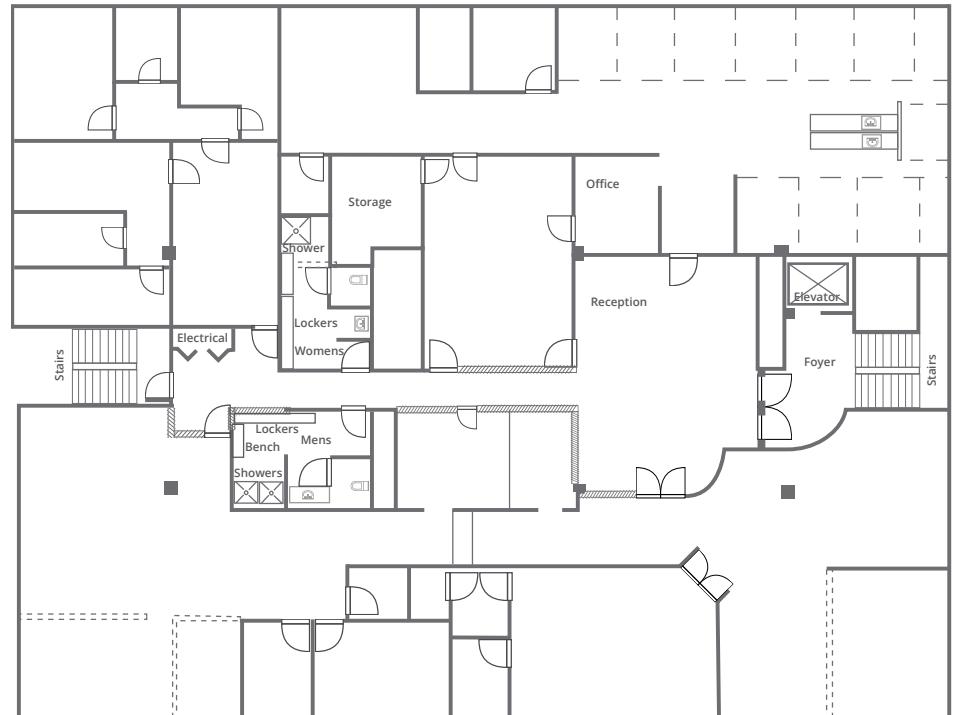




Floor Plans

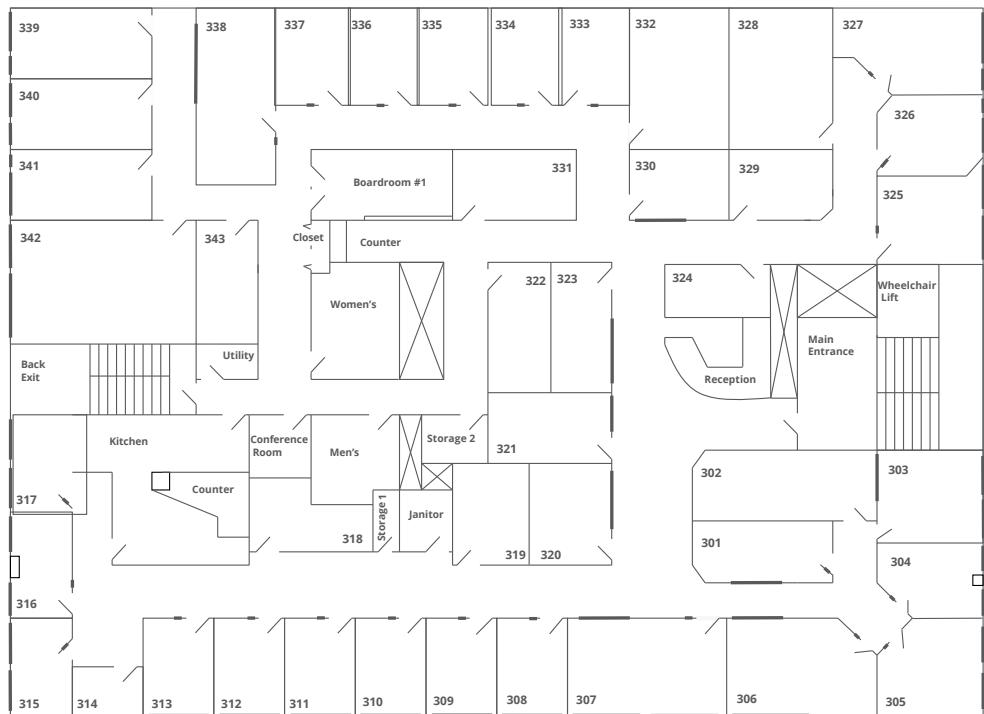


First Floor



Second Floor

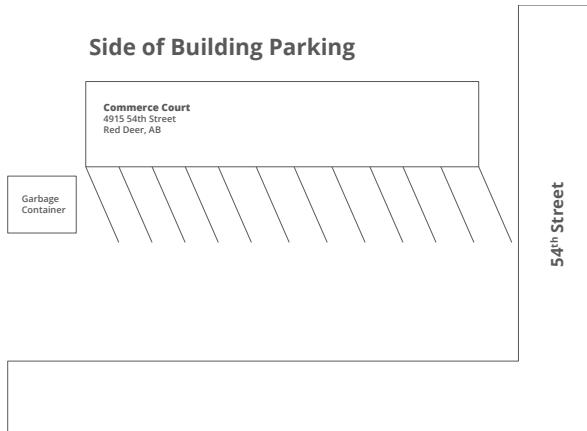
Floor Plans



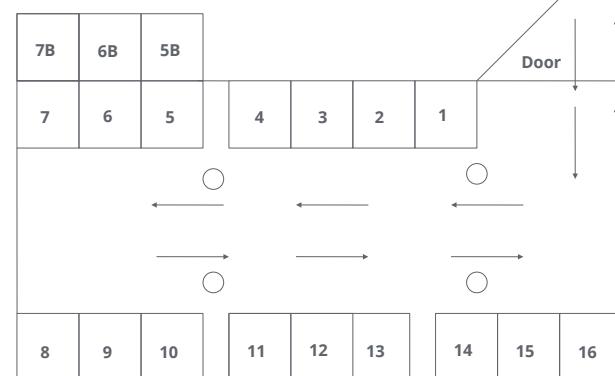
Turn-key business centre

Third Floor

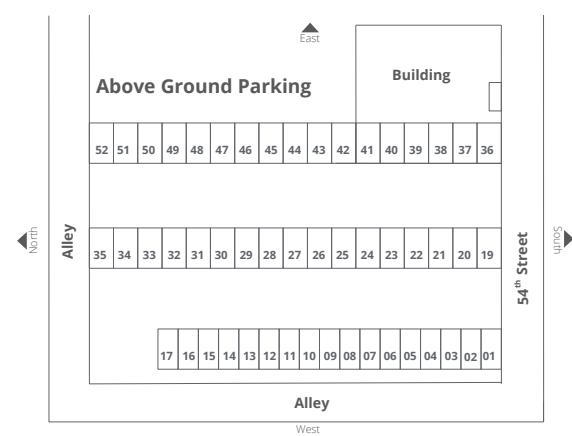
Side of Building Parking



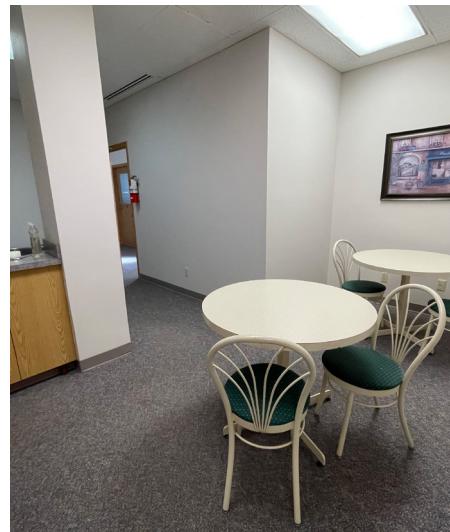
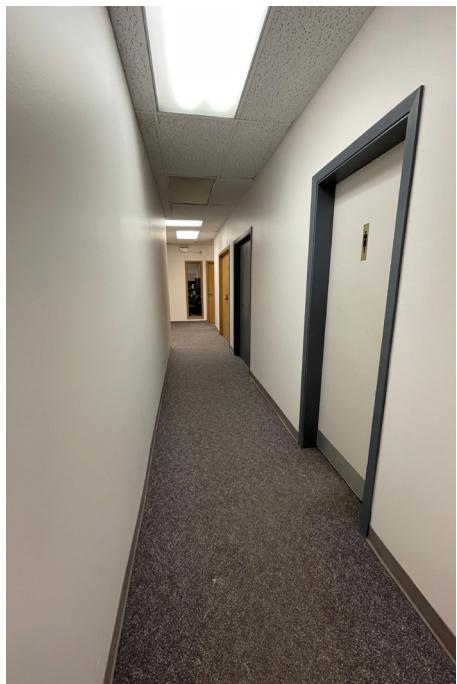
Underground Parkade



Above Ground Parking



Parking





Red Deer Justice Centre

Stantec

Central Middle School

KFC

4915 54th Street

Gaetz Avenue NB

4926 54th Street

Papa Baldy's Pizza

Gaetz Avenue SB

Saputo

DynaLIFE

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