



4706 48 Avenue, Red Deer, Alberta

Group2 Centre Office Investment **For Sale**

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Property Overview

Civic Address	4706 48 Avenue, Red Deer, Alberta
Legal Address	Plan K ; Block 25 ; Lot Z
Total Area	±14,040 SF
Site Size	±0.30 Acres
Year Built	1979 Renovated 1999
HVAC	Rooftop Units
Parking	15 Reserved stalls
Tenants	Group2 Architecture Kevin Sproule Law Rupertsland Institute iConnect OPC
Assessment	\$2,492,200
Taxes	\$48,288.00 (est. 2023)
CAP Rate	8.73%
Asking Price	\$1,995,000 \$1,800,000



Fully leased opportunity



Exterior signage



Elevator & stair access



Very well maintained property



Private tenant entrances







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