

## **Blair McArthur**

Associate Vice President +1 403 391 0669 blair.mcarthur@colliers.com



## 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	<del>\$1,995,000</del> \$1,800,000



Fully leased opportunity



Exterior signage



Elevator & stair access



Very well maintained property



Private tenant entrances



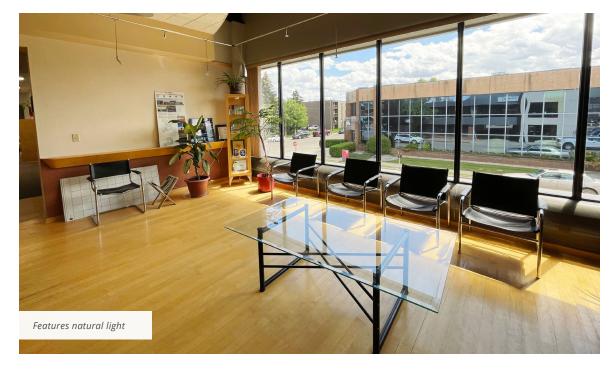


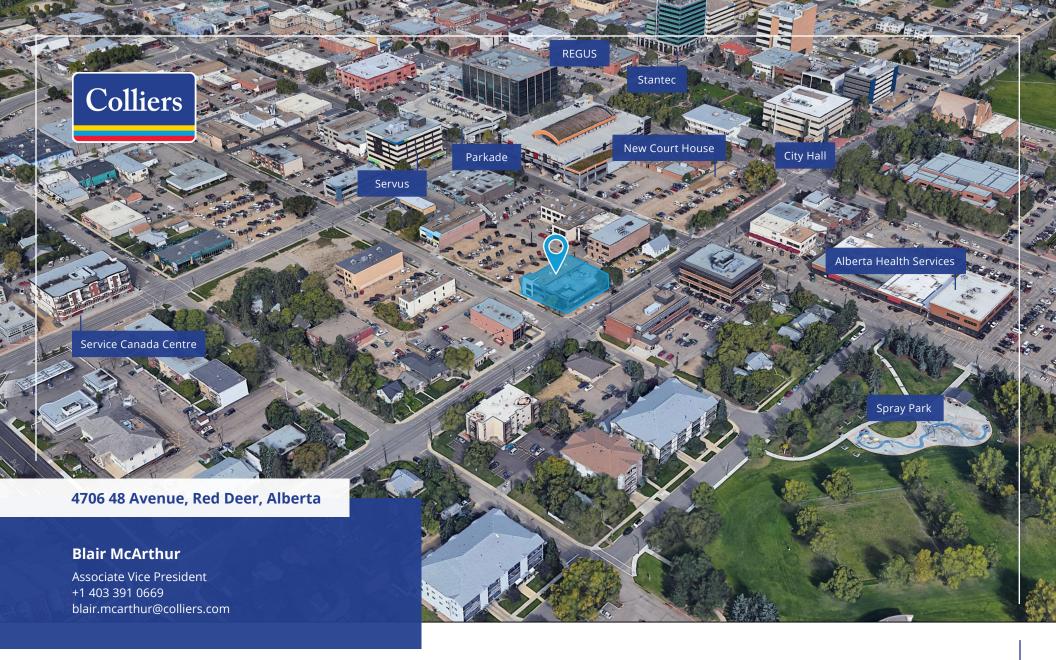












This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.

