

RIVERLANDS CAPSTONE AREA

FOR SALE

5424 45 Street, Red Deer, Alberta



LOCATION:

Downtown
Capstone, Red Deer



LEASE AREA:

±6,336
Square Feet



ZONING:

CAP-PR Riverlands
Commercial



SALE PRICE:

\$1,400,000.00
+ Taxes

PRESENTED BY

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THE PROPERTY

5424 45 STREET

Well maintained stand alone building

6,336 Square Feet stand alone building located in the desirable and busy Capstone area. This location has great amenities and exposure to 55th Ave and includes:

- » **Two large studio rooms (Previously used for dance)**
- » **Fully fenced & paved yard with ample parking for staff and clients**
- » **Small shop space in the back with Mezzanine**
- » **(12' x 14') Over head door in the back studio**
- » **Full front lounge with multiple change rooms**
- » **Front office with individual washroom**
- » **Second floor with large studio and large utility closet.**
- » **Zoning = CAP-PR**

The property is listed for sale at \$1,400,000.00 plus taxes



PROPERTY DETAILS / AMENITIES

PROPERTY DETAILS

MUNICIPAL:	5424 45 Street, Red Deer, Alberta
LEGAL LAND DESCRIPTION:	Plan: 279NY Block: 8, Lot: 5
TOTAL AREA:	±6,336 Sq Ft
ZONING:	CAP-PR
YEAR BUILT:	1990
PARKING:	Paved front and back parking
SALE PRICE:	\$1,400,000.00
TAXES:	\$17,432.00

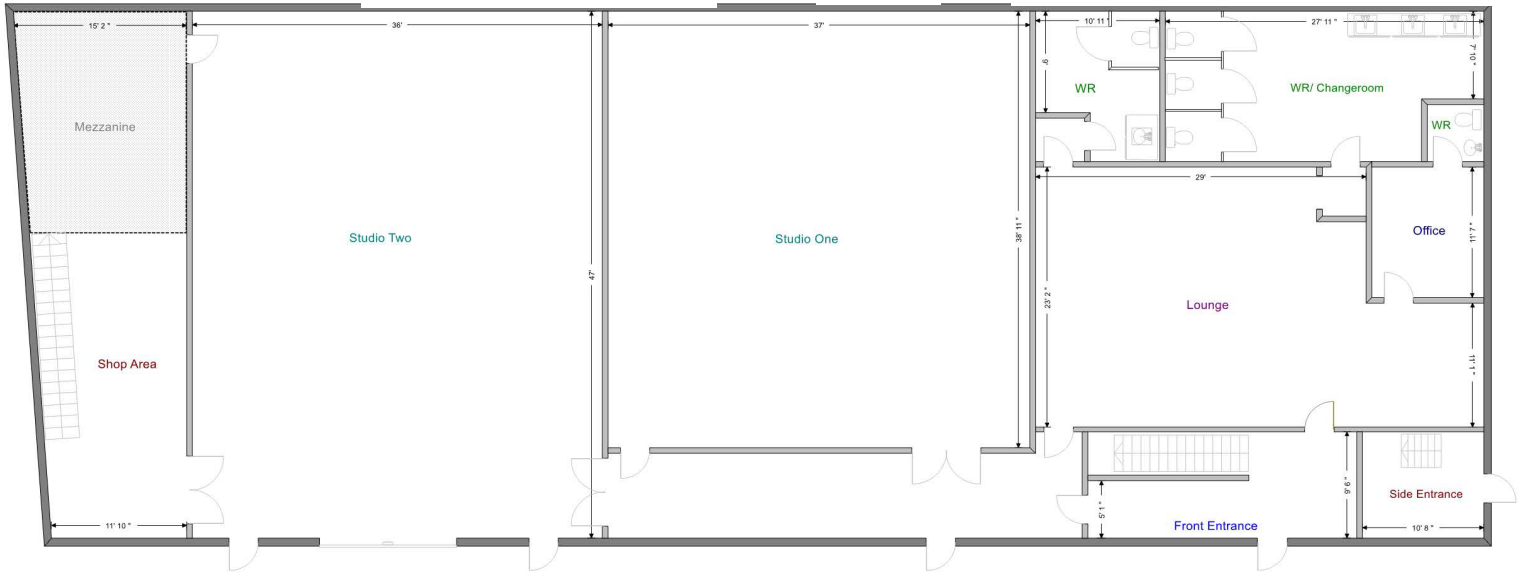
*plus GST

PROPERTY TOUR



PROPERTY FLOOR PLAN

Main Floor



MAIN FLOOR PHOTOS



SECOND FLOOR PLAN / PHOTOS

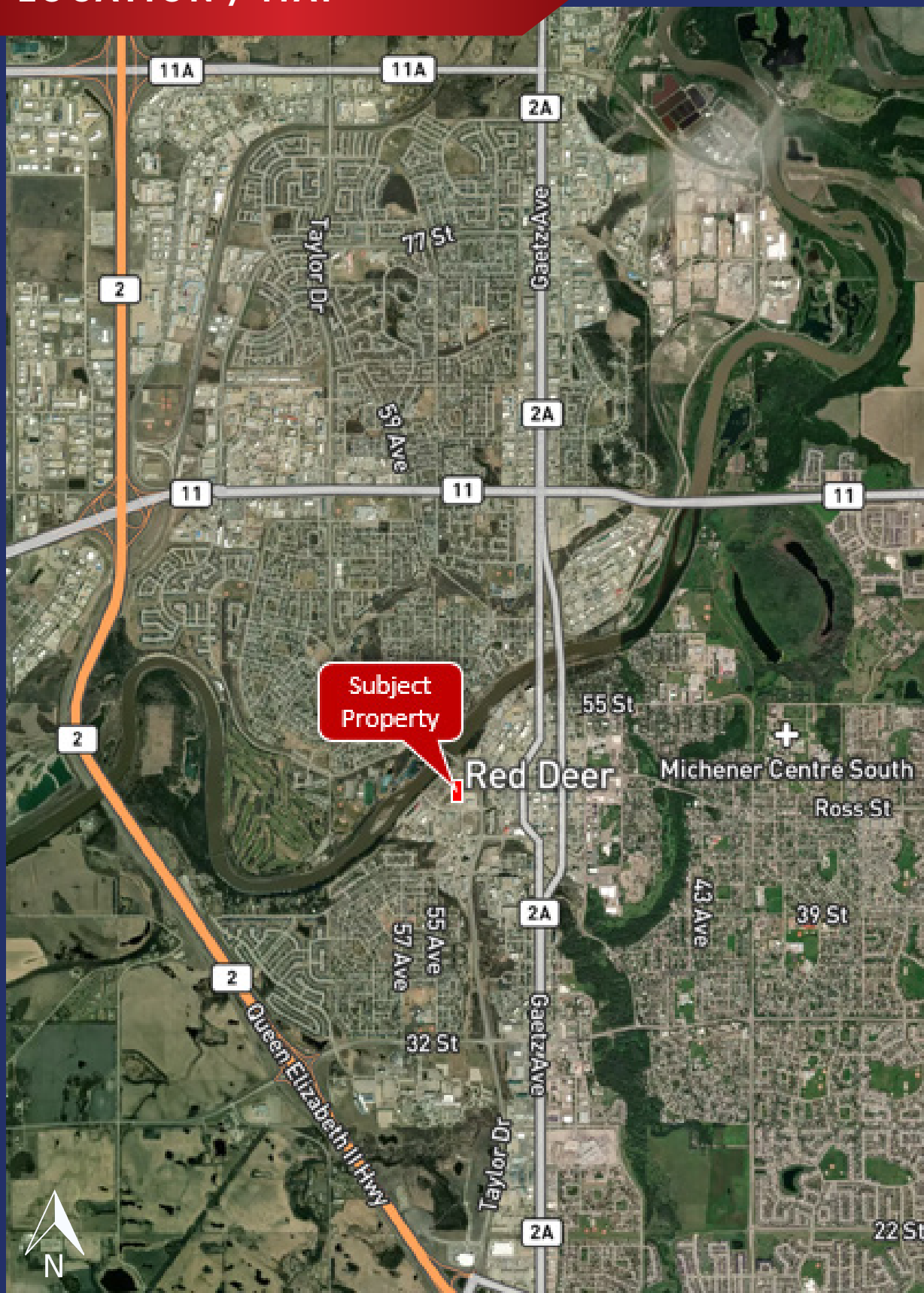
Second Floor



Yard



LOCATION / MAP



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

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CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



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