

For Sale



3113

49 Avenue, Red Deer

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Property Overview

Municipal Address 3113 49 Avenue,
Red Deer

Size ±0.80 Acres

Zoning Major Arterial
Commercial (C4)

Sale Price \$1,200,000

Taxes \$22,375 (est. 2024)

Services Full Municipal

Available Immediately

Highlights

- Rare commercial sale opportunity located directly off Gaetz Avenue & 32nd Street
- Ideally situated between residential communities, commercial development, & major retailers
- Minutes away from the newly renovated and expanded Red Deer Resort & Casino
- Unique central location provides access to Red Deer's major thoroughfares
- Immediate neighbors include Central AB Co-Op, Triple O's, Fas Gas Plus, Boston Pizza, Dental Clinics, Dealerships & more

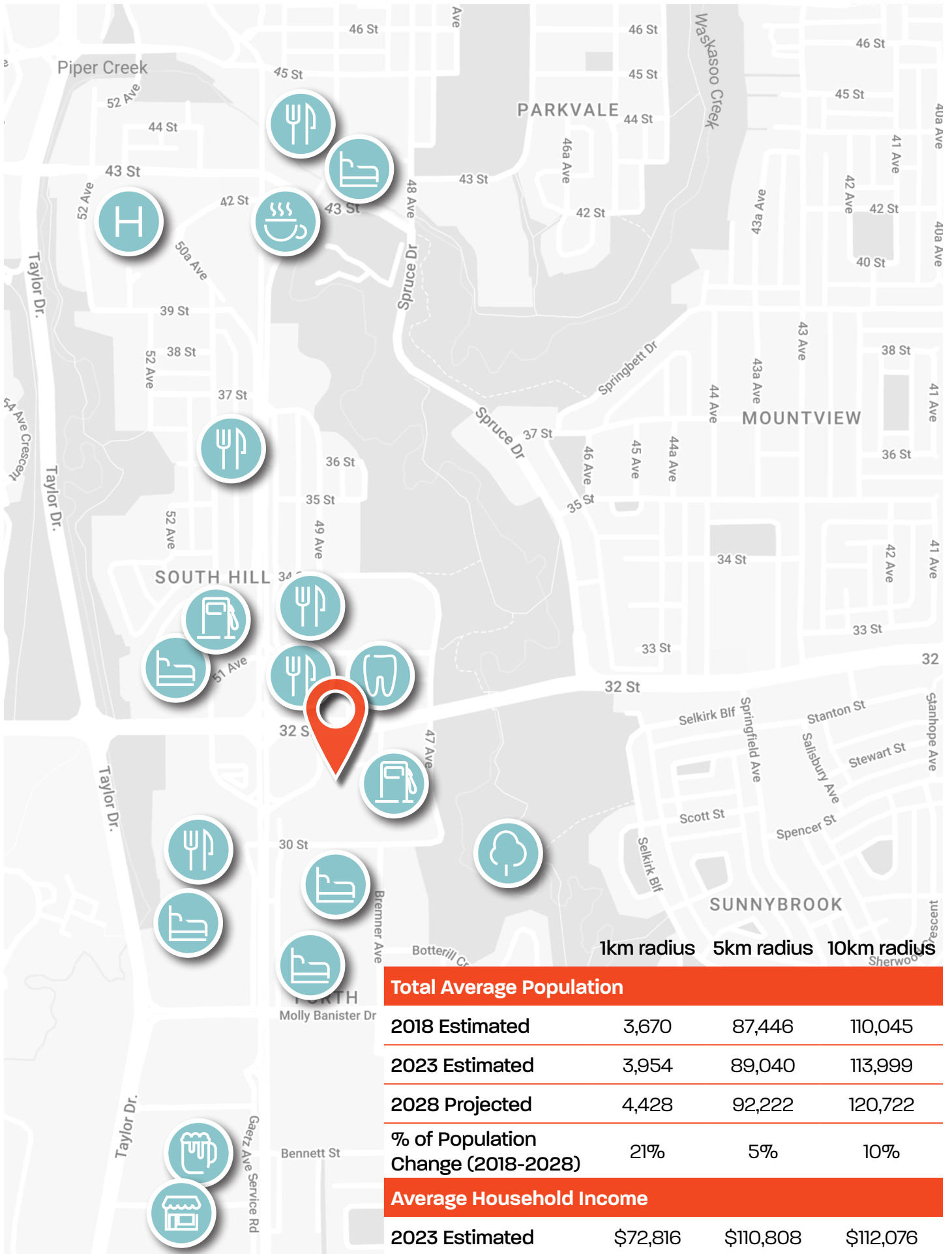
Permitted Uses

- Business Support Services
- Drive-Through
- Government Services
- Health & Medical Services
- Hotel
- Lease Bay Building
- Merchandise Sale & Rentals
- Mixed-Use Building
- Professional Office
- Restaurant
- Supportive Living Accommodations

Discretionary Uses

- Apartment
- Day Care Facility
- Funeral Home
- Home Occupation Minor
- Microbrewery
- Outdoor Storage
- Parking Lot
- Parking Structure
- Warehouse

Sample of permitted & discretionary uses. Please see full zoning for more information.



1km radius 5km radius 10km radius

Total Average Population

2018 Estimated	3,670	87,446	110,045
2023 Estimated	3,954	89,040	113,999
2028 Projected	4,428	92,222	120,722

% of Population Change (2018-2028)	21%	5%	10%
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Average Household Income

2023 Estimated	\$72,816	\$110,808	\$112,076
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