

FOR SALE

5237 54TH AVENUE
RED DEER, AB



About the Property

Discover a unique judicial sale opportunity in the heart of Red Deer. This 8,411 sq.ft. freestanding building, built in 1954, is situated on a 0.2-acre lot. Located just off Taylor Drive and near Gaetz Avenue, this property is easily accessible from anywhere in the city.

The building features two floors. The main floor has undergone substantial renovations and requires only the finishing touches. It includes a reception area, two offices, a large assembly room, two washrooms, a large storage area, and a kitchen area.

The second floor is mainly open with support posts throughout, providing a versatile space that has housed various tenants over the years. It also features two-plus offices and a separate entrance.

Additional features include paved parking for over 10 vehicles and a side fenced storage yard area. This property offers significant potential in a strategic, central location. Whether for investment or owner use, this versatile building presents an exceptional opportunity in a thriving area.

LEGAL DESCRIPTION

Plan 8420286, Block 4, Lot 13

FOOTPRINT SIZE

8,411 SF

SITE SIZE

12,632 SF

LOCATION

Riverside Light Industrial

ZONING

I1 - Industrial (Business Service) District

YEAR BUILT

1954

SALE PRICE

\$579,000

ASSESSED VALUE

\$700,800 (2023)

POSSESSION

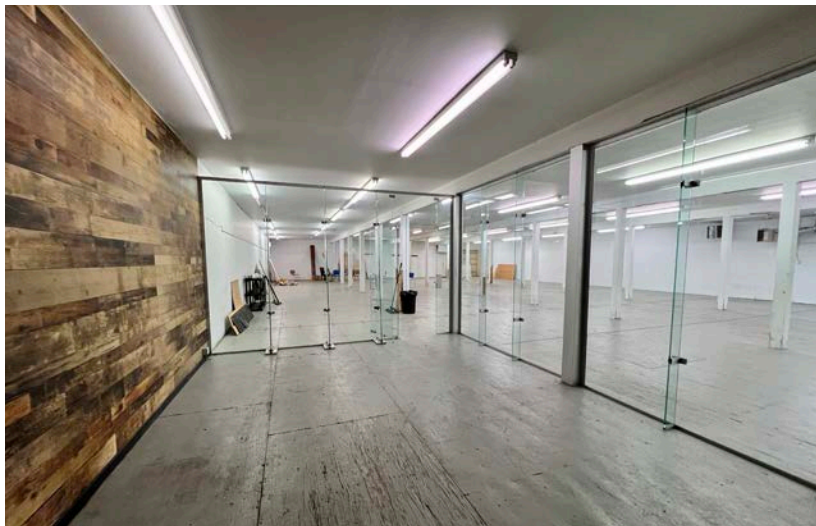
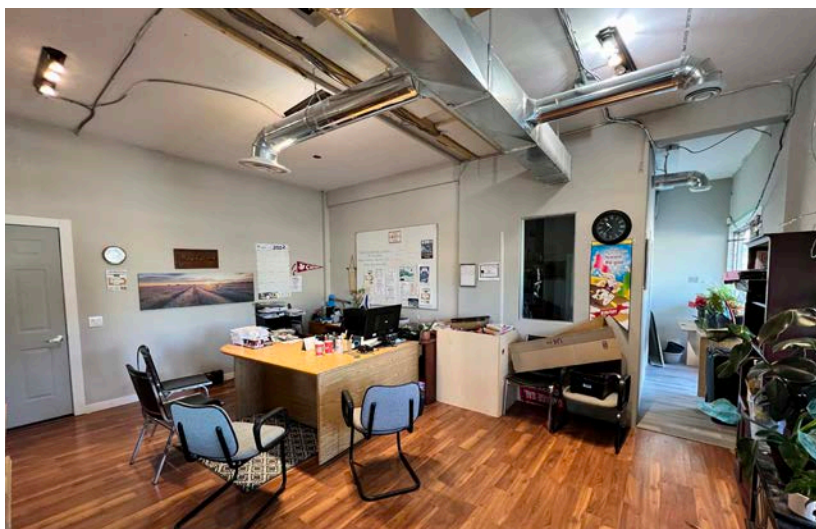
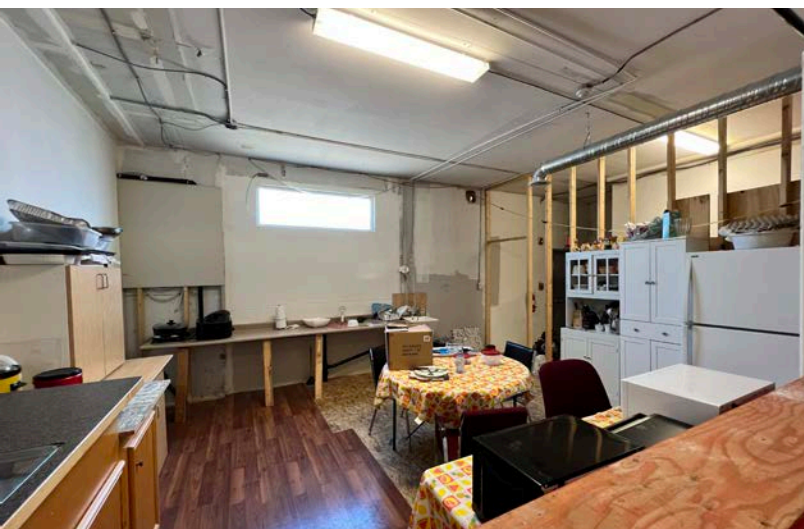
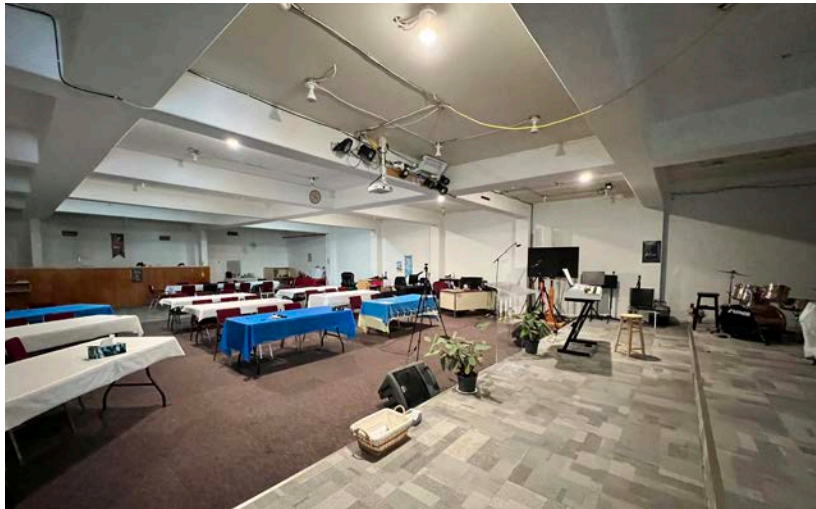
Negotiable

Exterior Photos

5237 54 Avenue



Interior Photos





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