

# \$1,400,000 - 4709-4719 49 Avenue, Red Deer

MLS® #A2189398

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

Development Opportunity for an Owner/User!  
Located in the heart of Downtown Red Deer within close proximity of Sorensen Station, City Hall and the newly built Justice Centre, this 14,385 SF building is available for sale. The building has two long-term Tenants, with two additional units available to lease out or use for your own business. The sale price includes two adjacent titled parking lots along 48th Street (0.32 acres combined), as well 7 titled parking lots along 47th Street (0.59 acres combined). This property offers excellent exposure to 49th Avenue, one of Red Deer's main thoroughfares, where thousands of cars pass by daily. The available units are also listed for lease.

Built in 1967

## Essential Information

MLS® #	A2189398
Price	\$1,400,000
Bathrooms	0.00
Acres	0.00
Year Built	1967
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address 4709-4719 49 Avenue



Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3W9

### **Additional Information**

Date Listed	January 28th, 2025
Days on Market	121
Zoning	C1

### **Listing Details**

Listing Office	RE/MAX Commercial Properties
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