

# \$399,900 - 4926 45 Street, Red Deer

MLS® #A2249569

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

Downtown Red Deer, Red Deer, Alberta

Great location! Centrally located beside the Central Alberta Realtor's Association, the fire hall, and across from a busy mall and Fresco, this is a great spot for your business. The building has 4 offices, 2 washrooms, a waiting area with lots of windows, a reception area, and a partially developed basement. There are 10 parking spaces to the side and rear, of which 6 are rented at \$360 a month . The property is in very good condition and is perfect for a chiropractor, accountant, lawyer, retail, salon, restaurant, and more. Zoned C-1. Furnace and air ducts serviced in 2024. Sewer Lines cleaned also in 2024.

Built in 1946

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2249569   |
| Price      | \$399,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.14       |
| Year Built | 1946       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4926 45 Street    |
| Subdivision | Downtown Red Deer |
| City        | Red Deer          |



|             |          |
|-------------|----------|
| County      | Red Deer |
| Province    | Alberta  |
| Postal Code | T4N 1K6  |

**Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 10 |
|----------------|----|

**Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

**Exterior**

|                 |                                                                                   |
|-----------------|-----------------------------------------------------------------------------------|
| Lot Description | Back Lane, Landscaped, Near Shopping Center, Street Lighting, Near Public Transit |
| Roof            | Asphalt Shingle                                                                   |
| Construction    | Vinyl Siding                                                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 55                |
| Zoning         | C-1               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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