

- 3.0 acres of development land in prime downtown location
- Located on busy 49th Avenue with access from 48th Avenue as well
- Proposed site plan includes gas bar with drive-thru restaurant or coffee shop and separate CRU.

Jeremy Makila Associate 403 373 7333 jeremy@remaxccrd.com Cam Tomalty Associate 403 350 0075 cam@remaxccrd.com RE/MAX Commercial Properties
Unit 401, 4911 51 Street,
Red Deer, AB T4N 6V4
403 986 7777
www.reddeercommercial.com



## **DETAILS**

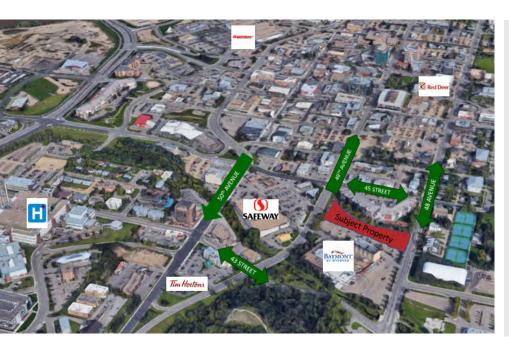
| Municipal   | 4311, 49th Avenue, Red Deer   |
|-------------|-------------------------------|
| Short Legal | Plan 2021433, Block 44, Lot 1 |
| Size        | 3.0 Acres                     |
| Zoning      | C1 Commercial                 |
| Price       | \$3,999,000                   |





## PROPOSED SITE PLAN





## **CONTACT US**

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.