

FOR SALE

\$399,000

4617 50 STREET



UNIQUE PROPERTY IN DOWNTOWN RED DEER - LIVE AND WORK OPTION

Ever dreamed of opening your own business. This residential property is zoned R1A, perfect for a home-based business. Walk only a few feet to your office every morning. Perfect for lawyer, accountant, doctor, therapist or any number of other small businesses. Quick 30 day possession is available. Close to beautiful Coronation Park, walking and biking trails.

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THE PROPERTY

4617 50 STREET
DOWNTOWN RED DEER

- **FOR SALE** - Live, Work, Play... Commercial Zoning opens endless possibilities
- 1,099.90 SF property across the street from Waskasoo Park and just one block from the downtown core
- Property features curbside parking for guests or staff with extra parking available in the back
- 9,300 SF lot includes triple detached garage
- Multiple office options on the main floor with full kitchen, washroom and reception area. The downstairs is a blank canvas ready for your improvements making the space meet your specific needs.



CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



INDUSTRIAL * RETAIL * LAND * MULTI FAMILY * INVESTMENTS * OFFICE

YOUR RE/MAX COMMERCIAL TEAM

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