

# FOR SALE

4829 53 STREET, RED DEER



**LOCATION:**

Downtown  
Red Deer



**AREA SIZE:**

2,707  
Square Feet



**ZONING:**

C1 - Commercial  
City Centre



**SALE PRICE:**

\$649,990  
+ gst and taxes

**PRESENTED BY**

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# THE PROPERTY

4829 53 STREET

## Downtown Red Deer

This well-maintained office building was built in 2015 and is located in downtown Red Deer. This building offers 2,707 SF of developed office space over two floors plus a 1,317 SF basement. The main floor is 1,390 SF and the second floor is 1,317 SF. This property includes:

- **A reception area**
- **8x offices**
- **2x washrooms**
- **Additional filing room**
- **Ample storage in the basement**
- **A full kitchen with outdoor access**
- **Ample parking is included, with a fully paved lot on the property.**
- **A large boardroom**
- **Built in vacu flow system**

The estimated tax amount is \$13,434.00 for the 2023 budget year.



# PROPERTY DETAILS / AMENITIES

## PROPERTY DETAILS

MUNICIPAL:	4829 53 Street, Red Deer
LEGAL LAND DESCRIPTION:	Plan: K, Block: 30, Lot: 34
TOTAL AREA:	± 2,707 Sq Ft
ZONING:	C1 - Commercial City Centre
YEAR BUILT:	2015
PARKING:	On-site parking lot
SALE PRICE:	<b>\$649,990.00</b>
TAXES:	<b>\$13,434.00</b>

Includes: Building insurance & property taxes

\* Tenant is responsible for GST

\*\* Tenant is responsible for all utilities



PROPERTY TOUR

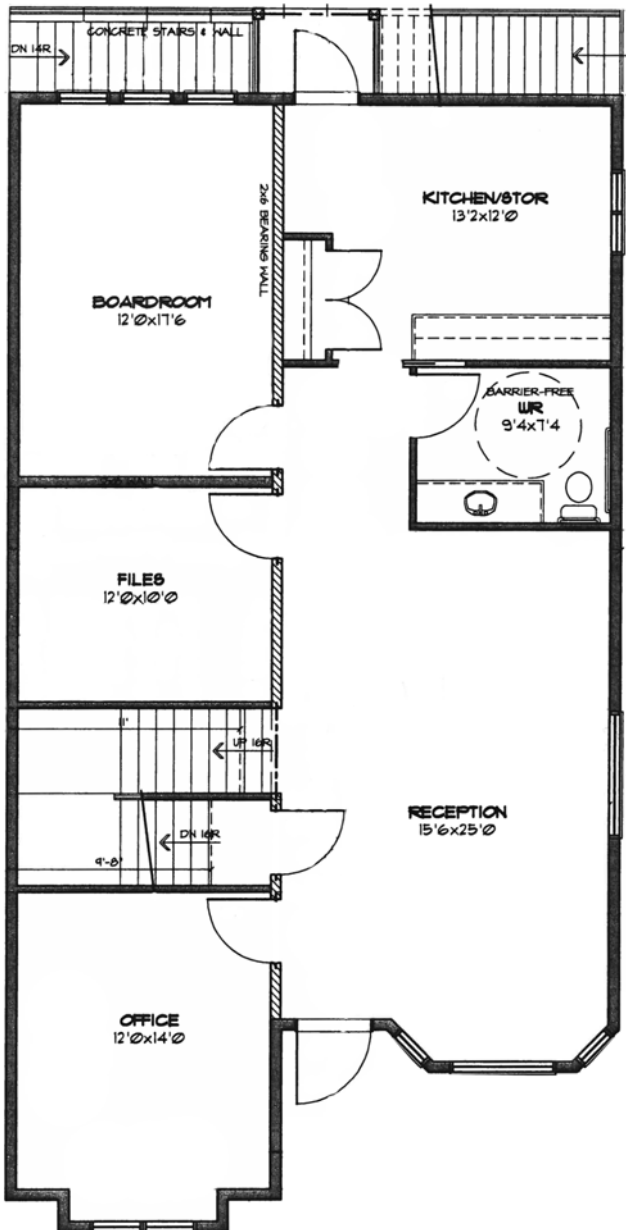


# FLOOR PLANS / PHOTOS

## MAIN FLOOR

### 1,390 Square Feet includes:

- Large reception area with waiting area
- One large office with windows
- Full staff kitchen with outdoor access
- Large boardroom with lots of lighting
- Large barrier free washroom
- Additional filing room

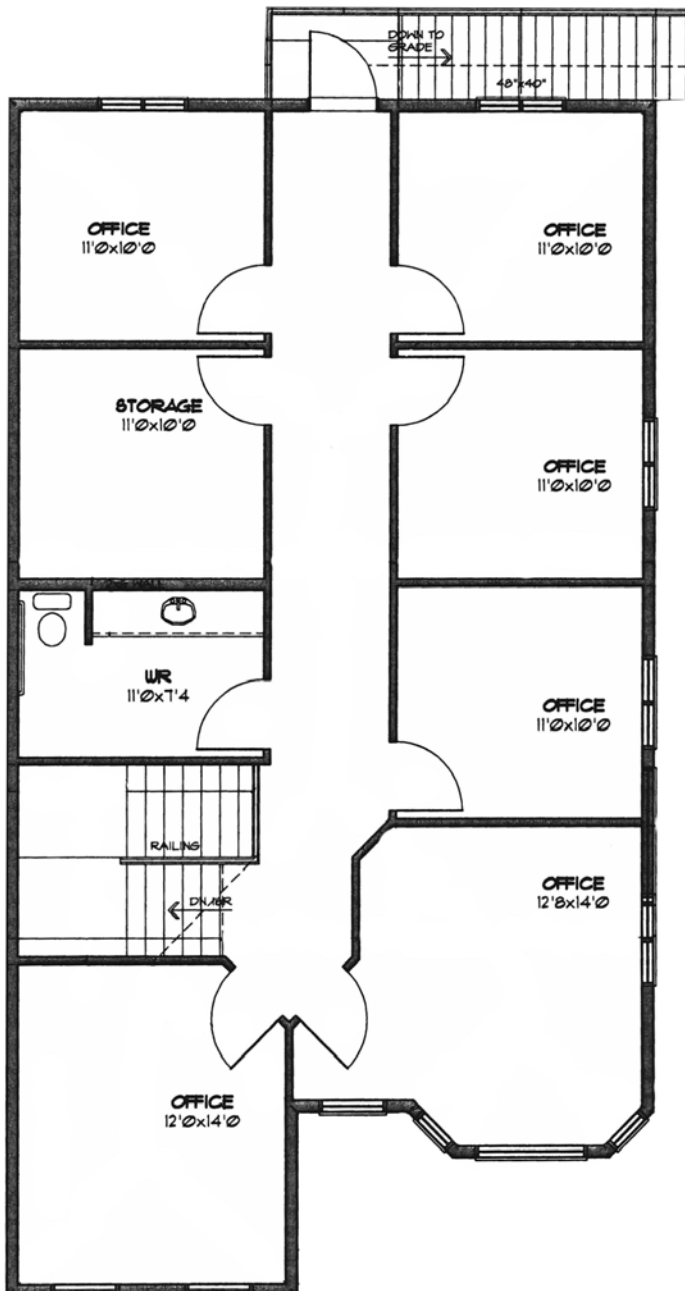


# FLOOR PLANS / PHOTOS

## SECOND FLOOR

### 1,317 Square Feet Includes:

- Seven offices (Six) with windows
- Upstairs staff washroom
- Outdoor access to main level

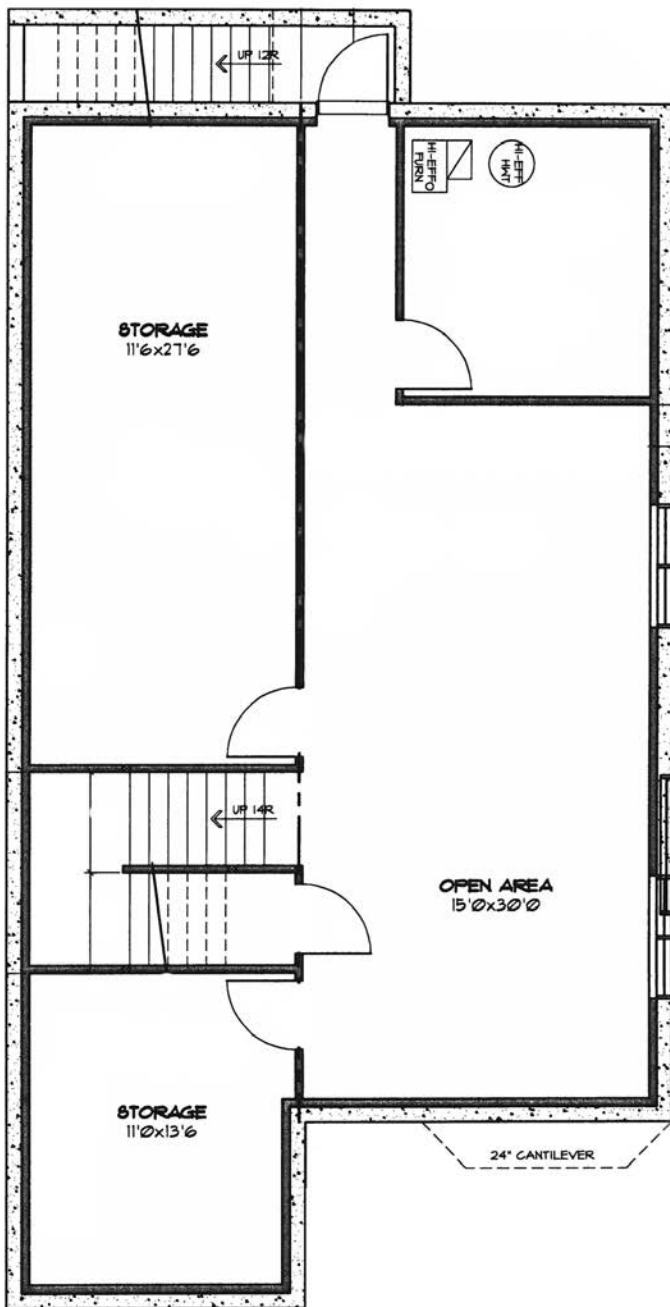


# FLOOR PLANS / PHOTOS

## BASEMENT

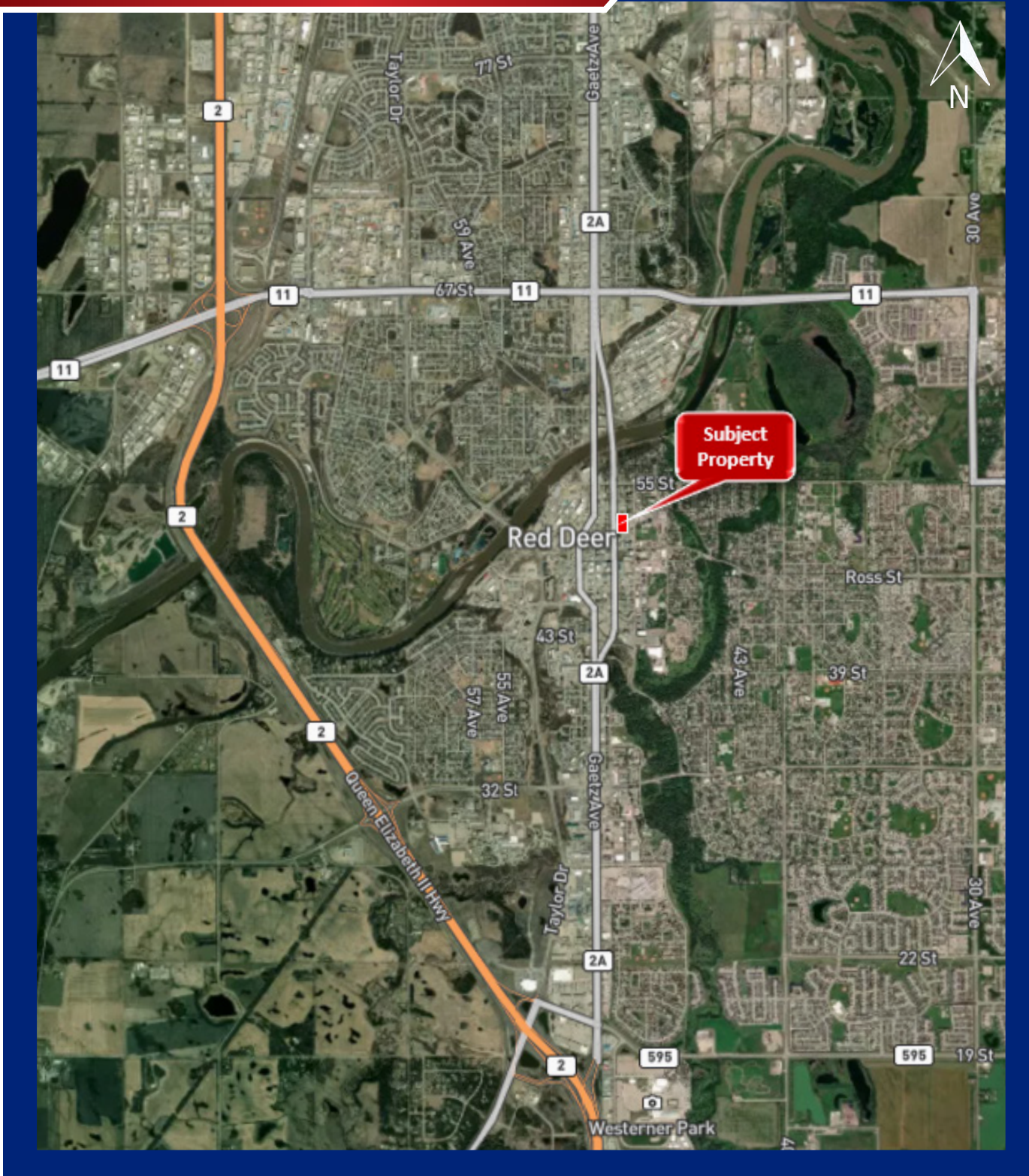
### 1,317 Square Feet Includes:

- Ample storage space
- Wide open area
- Outdoor access to main level
- Roughed in area for potential washroom



# LOCATION / MAP

4829 53 STREET



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