

LARGE COMMERCIAL SPACE AND TWO PARKING LOTS

FOR LEASE / FOR SALE

4950 47 AVENUE, RED DEER, ALBERTA



LOCATION:

Downtown
Red Deer



SPACE SIZES:

22,888 SF (Building)
12,500 & 18,750 SF (Lots)



ZONING:

C1-City
Centre District



SALE PRICE:

3,750,000.00
+Taxes & GST



LEASE RATE

\$10.00 Per
Square Feet

PRESENTED BY

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THE PROPERTY

4950 47TH AVENUE, RED DEER

LARGE COMMERCIAL SPACE AND TWO PARKING LOTS

22,888 Sq Ft well maintained commercial space located Downtown Red Deer available for sale and for lease. This building was previously a casino which includes wheel chair access and security features. This building also includes:

- » Two additional parking lots that are included in the sale price & within walking distance to the building
- » Private on-site parking lot in the back
- » Plenty of metered street parking
- » Located on busy Ross Street
- » Blocks away from City Hall Park
- » Zoning = C1 City Centre
- » Full security set up
- » Wheel chair access
- » Multiple offices / additional rooms on the main floor
- » Seven washrooms
- » Multiple staff rooms and storage space
- » 2nd floor office space which includes:
 - Staff kitchen
 - Large boardroom
 - 3 large offices
 - Private staff washroom
- » Work shop area with mezzanine
- » Full built in kitchen/restaurant

The property (Subject property A) is listed for sale at \$3,750,000 (Which includes the 2x lots) and for lease at \$10.00 per Sq Ft. The estimated property tax for 2023 is \$19,281.09 and the operating cost is \$2.89 Per Sq Ft



PROPERTY DETAILS & PHOTOS

PROPERTY DETAILS

MUNICIPAL:	4950 47 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan:3479MC, Block:38, Lot:15 Plan:6189MC, Block:38, Lot:15A Plan:2394MC, Block:39, Lot:15
TOTAL AREA:	Total Sizes of properties: Property A (Building) = 22,888 SF Unlisted East parking lot = 18,750 SF Property B (South Lot) = 12,500 SF
ZONING:	C1 - City Centre
YEAR BUILT:	1972
PARKING:	Paved parking lot in the back

FINANCIAL DETAILS

FOR SALE

SALE PRICE:	\$3,750,000.00
TAXES:	\$19,281.09 for 2023

** Price includes 2x additional parking lots

FOR LEASE

LEASE PRICE:	\$10.00 PSF = \$19,073.34 Monthly
NNN COST:	\$2.89 PSF = \$7,028.72 Monthly
TOTAL:	= \$26,102.06 Monthly

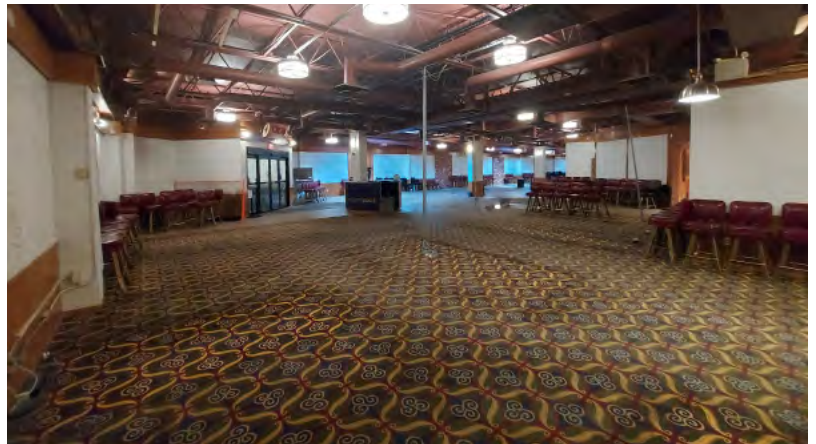
** Tenant is responsible for GST

PROPERTY TOUR

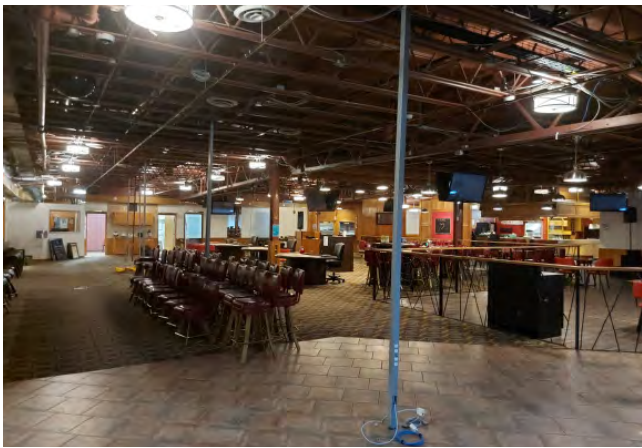


PROPERTY FLOOR PLAN & PHOTOS

MAIN FLOOR

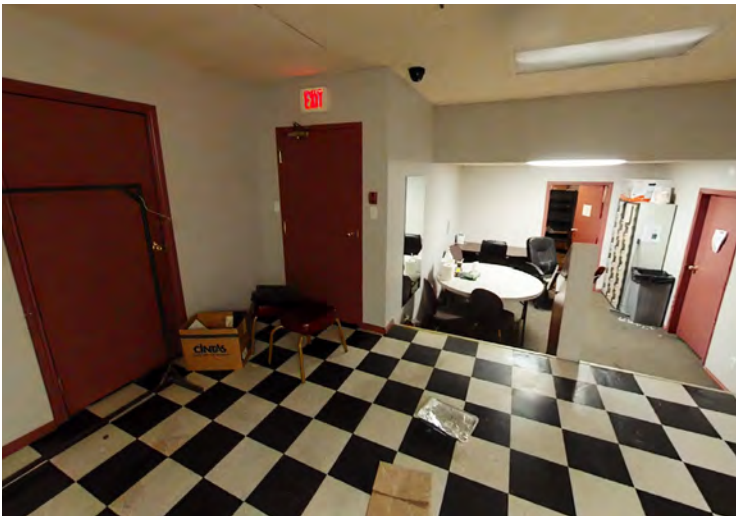


MORE PROPERTY PHOTOS



PROPERTY FLOOR PLAN & PHOTOS

SECOND FLOOR



PROPERTY FLOOR PLAN & PHOTOS

Second Floor Office Space



LOCATION / MAP



403.986.7777



WWW.REDDEERCOMMERCIAL.COM

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



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