

14,385 SQ FT COMMERCIAL BUILDING &
134 PARKING STALLS (9 TITLED LOTS)

FOR SALE

4709 - 4719 AVENUE, RED DEER

*INVESTMENT &
DEVELOPMENT OPPORTUNITY*



GREAT VALUE ADD OPPORTUNITY WITH
STABLE INCOME FROM PARKING LOTS

Price: \$1,800,000.00

(Most Recently Listed At: \$2,900,000)

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THE PROPERTY

4709 - 4719 49 AVENUE

LARGE COMMERCIAL SPACE AND NINE TITLED LOTS

14,385 Sq Ft well maintained commercial space located Downtown Red Deer available for sale. The building generates consistent cash flow from parking and small tenants, with potential for future development. This multi-tenant commercial building is currently home to *Sunshine Oriental Store* and *Alberta Art and Drafting Supplies*. This building also includes:

PROPERTY HIGHLIGHTS:

- » 9 Titled Parking Lots (134 individual stalls) included in the sale price, located within walking distance of the building
- » Private On-Site Parking Lot to the east
- » Prime Location on busy 49th Ave & 48th Street (Gaetz Avenue North)
- » Just One Block from City Hall Park
- » Zoning: C1 City Centre
- » Ideal for a Variety of Uses including retail, legal offices, professional services, entertainment, and more
- » Directly Across from Sorenson Station
- » Adjacent to Red Deer's New Justice Centre

The property (Subject property A) is listed for sale at \$1,800,000 (Which includes the 9 titled lots). The estimated property tax for 2025 is \$56,865.00.



PROPERTY DETAILS/ PHOTOS

PROPERTY DETAILS

MUNICIPAL:

Building:

4709 - 4719 49 Avenue, Red Deer

Parking lot A (1x Lot)

4825 48th Avenue, Red Deer

Parking Lot B (1x Lot)

4821 48th Avenue, Red Deer

Parking Lot C (7x Lots)

4810 - 4824 47th Street, Red Deer

LEGAL LAND DESCRIPTION:

Building:

Plan: 5259NY, Block: 25, Lot: A

Parking lot A (1x Lot)

Plan: 5259NY, Block: 25, Lot: B

Parking Lot B (1x Lot)

Plan: K, Block: 25, Lots: 31 & 32

Parking Lot C (7x Lots)

Plan: K, Block: 25, Lots: 9-14 Inclusive

Plan: K, Block: 25, Lots: 15 & 16

TOTAL SIZE:

Total Sizes of properties:

Multi Tenant Building = **14,385 SF**

Parking lot A & B = **13,939 SF (0.32 acres)**

Parking lot C = **25,700 SF (0.59 acres)**

YEAR BUILT:

1967

ZONING:

C1 - City Centre

PARKING:

9x Titled Lots included in price

FINANCIAL DETAILS

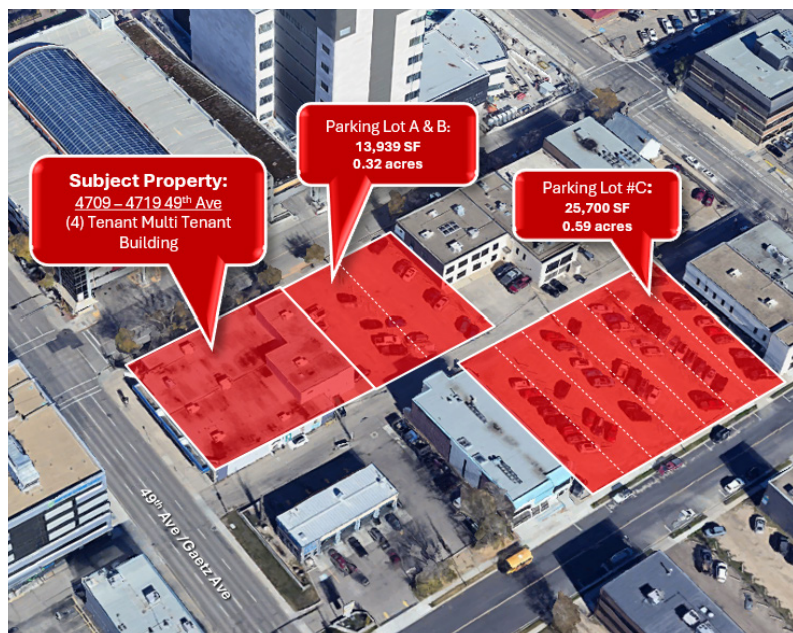
SALE PRICE:

\$1,800,000.00

TAXES:

\$56,865.00 Estimated for 2025

*Plus GST



PROPERTY SITE PLANS & TITLES



1. Building

4709-4719 49th Ave, Red Deer, AB, T4N 3W9
Plan 5259NY Block 25 Lot A

2. Parking Lot A

4825 48th Street, Red Deer, AB, T4N 1T8
Plan 5259NY Block 25 Lot B

3. Parking Lot B

4821 48th Street, Red Deer, AB, T4N 1T8
Plan K Block 25 Lots 31 and 32

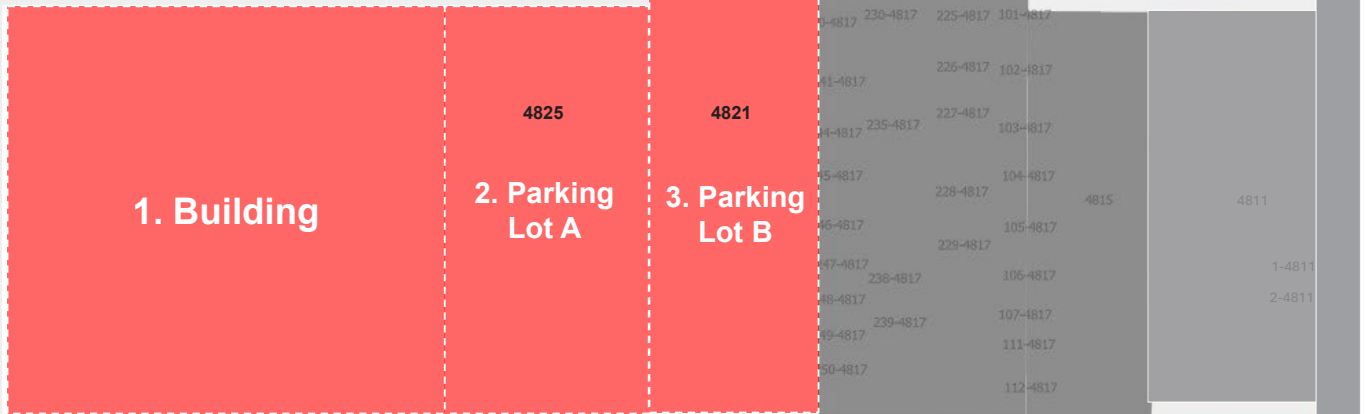
4. Parking Lot C

4810-4824 47th Street, Red Deer, AB, T4N 1R2
Plan K Block 25 Lots 9-14 Inclusive
Plan K Block 25 Lots 15 and 16

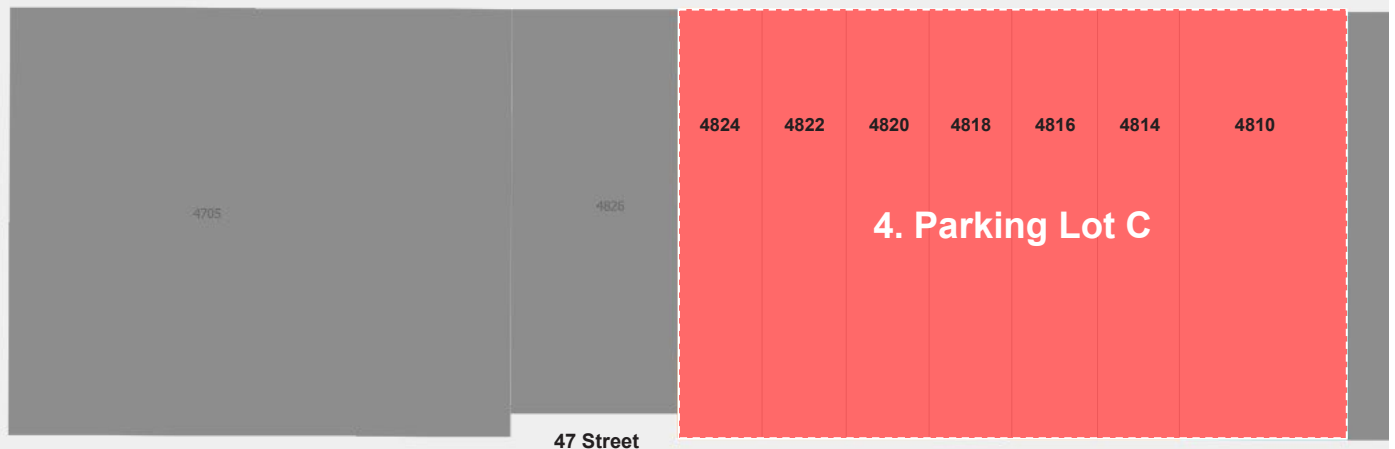
- 4810 47th Street - Lots 15 & 16 (1 title)
- 4814 47th Street - Lot 14
- 4816 47th Street - Lot 13
- 4818 47th Street - Lot 12
- 4820 47th Street - Lot 11
- 4822 47th Street - Lot 10
- 4824 47th Street - Lot 9

49 Avenue

48 Street



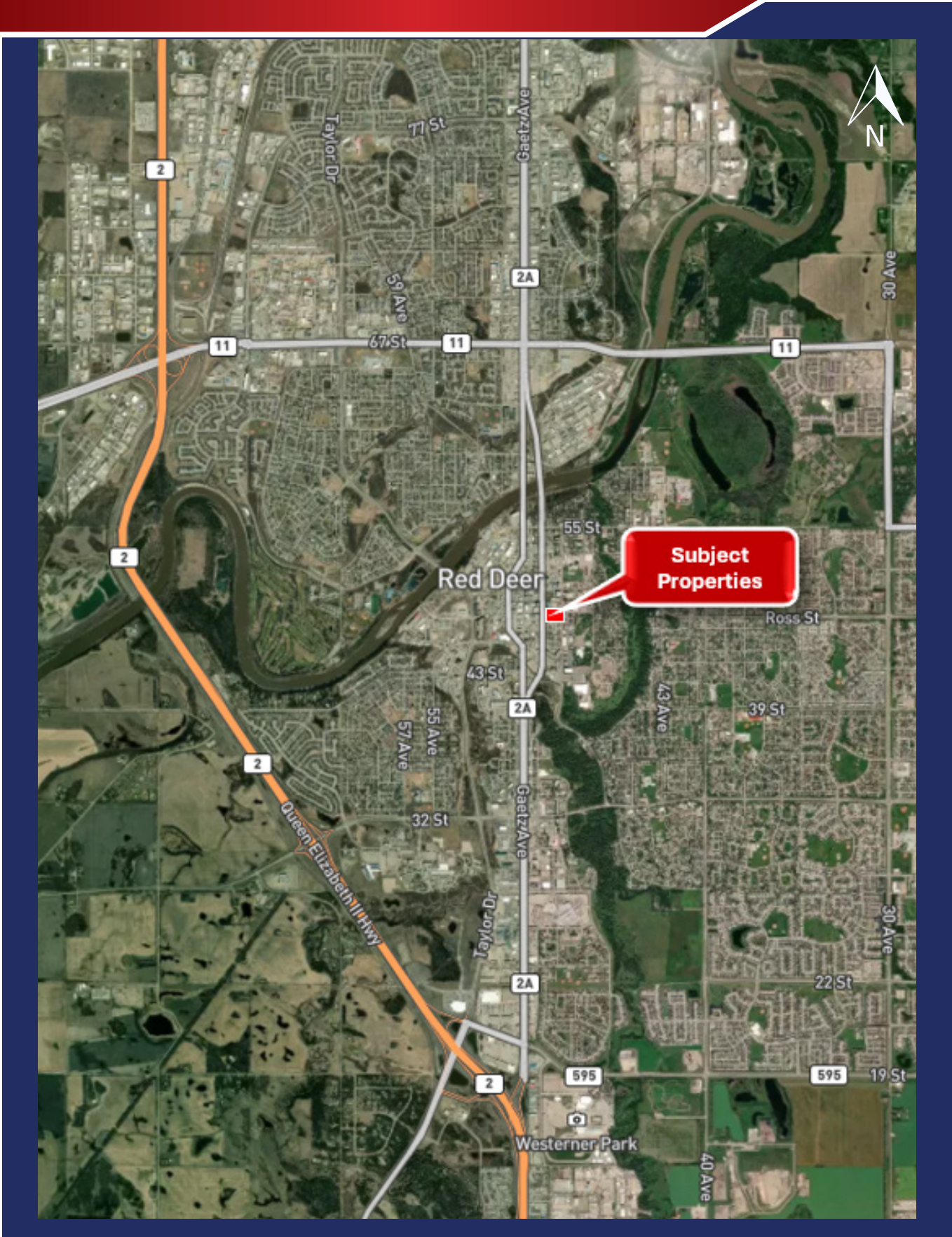
47 Street



BUILDING SITE PLAN / UNITS



LOCATION / MAP



403.986.7777

WWW.REDDERCOMMERCIAL.COM

RE/MAX
COMMERCIAL
PROPERTIES

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CALGARY & RED DEER'S
ONLY EXCLUSIVE
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