

FOR SALE

4801 51 AVENUE, RED DEER



LOCATION:

Downtown
Red Deer



BUILDING SIZE

9,452
Square Feet



ZONING:

C1 - Commercial
City Centre



SALE PRICE

\$1,190,000.00

PRESENTED BY

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THE PROPERTY

4801 51 AVENUE, RED DEER

DOWNTOWN INVESTMENT OPPORTUNITY - RIVER VALLEY PLACE

Located in the heart of Downtown Red Deer, this 9,452 SF building includes:

- » **6 main floor commercial retail units.**
- » **2 second floor units with the potential to be converted to residential.**
- » **Large windows in the front of each unit.**
- » **Excellent visibility from Gaetz Avenue Southbound.**
- » **Shared area that has a washroom and back access to the building.**
- » **Good parking on the property for customers and clients of the buildings tenants.**

The property is almost fully leased with long term tenants and only one unit is currently vacant. Additional income is brought in through pylon signage.



PROPERTY DETAILS / AMENITIES

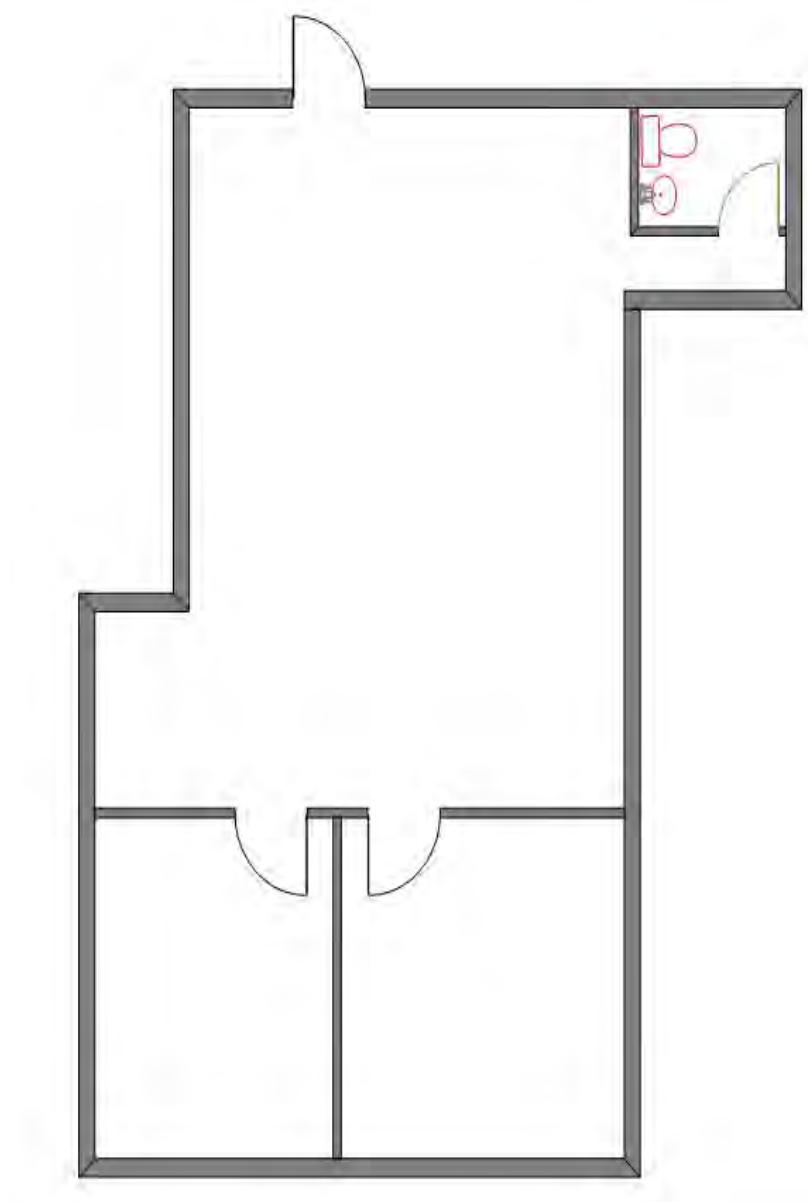
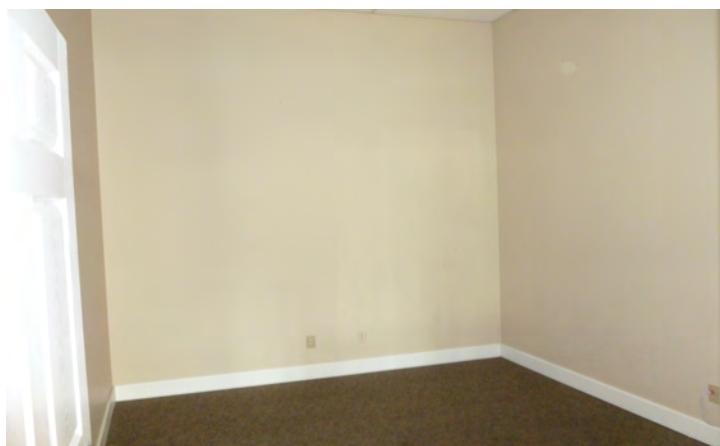
PROPERTY DETAILS

MUNICIPAL:	4801 51 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan H Block 9 Lots 1-4
TOTAL AREA:	± 9,452 Sq Ft
ZONING:	C1 - Commercial City Centre
YEAR BUILT:	1951
PARKING:	Paved shared & street
SALE PRICE:	\$1,190,000.00
PROPERTY TAXES:	\$24,850.46 (2025)

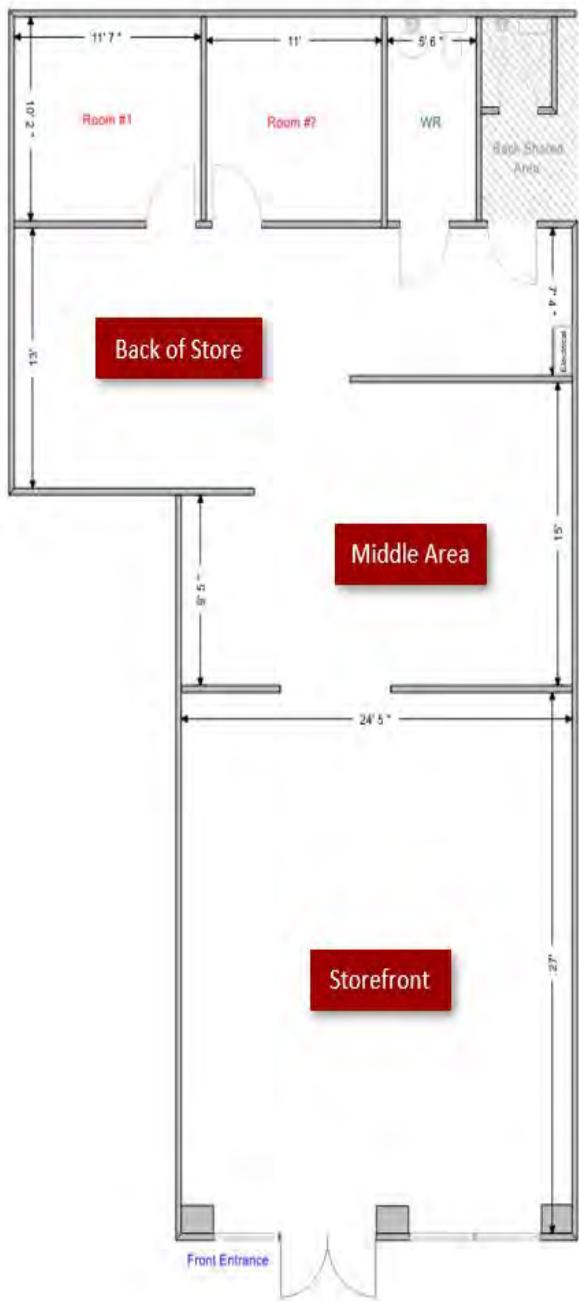
* Buyer is responsible for GST



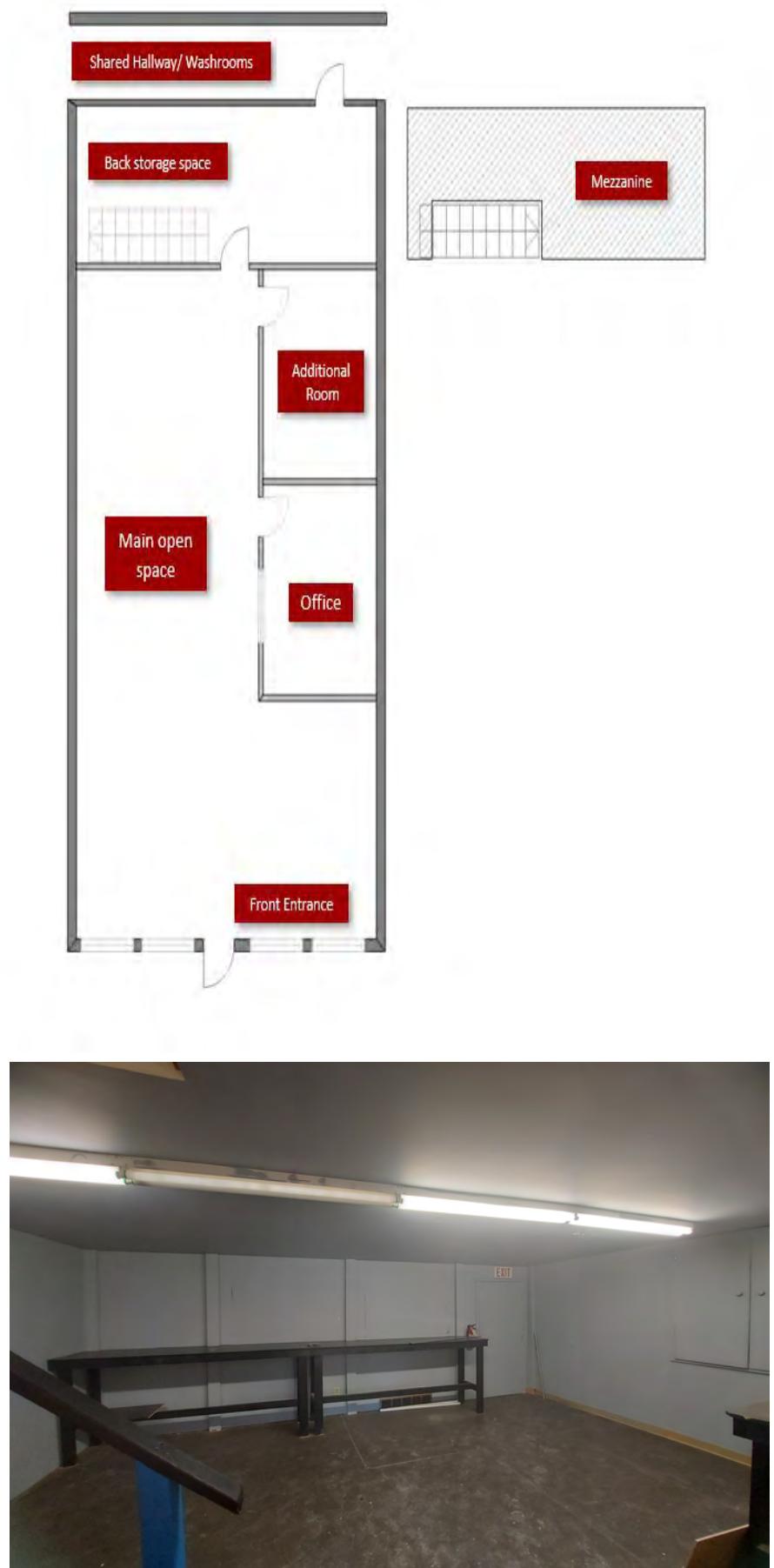
BAY 5 PHOTOS



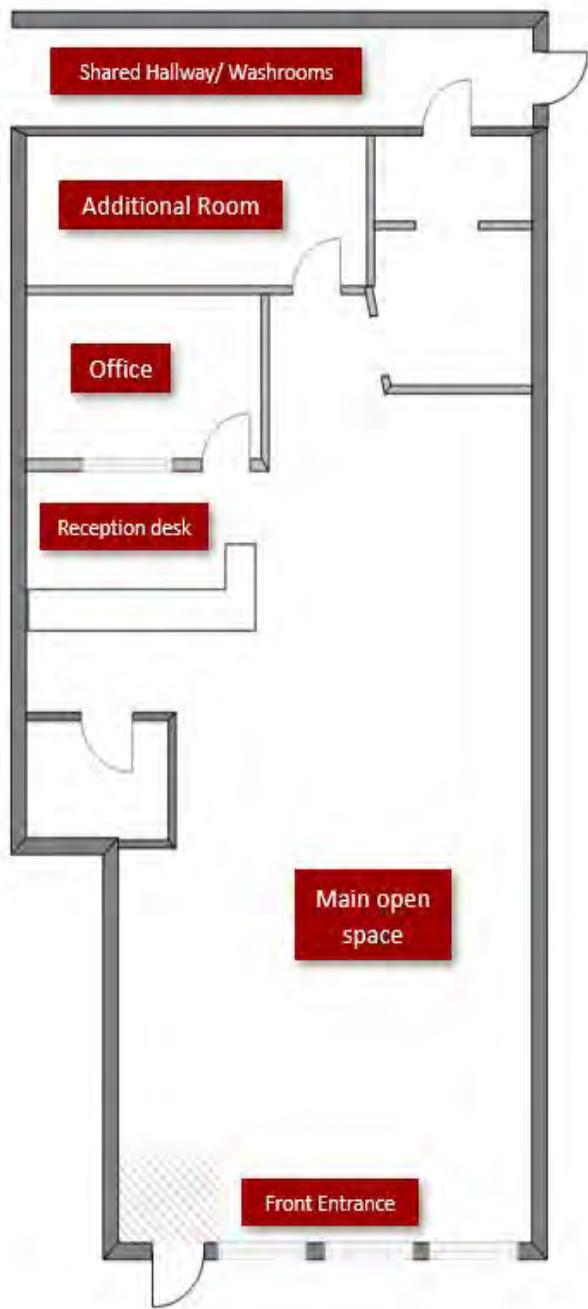
BAY 7 PHOTOS



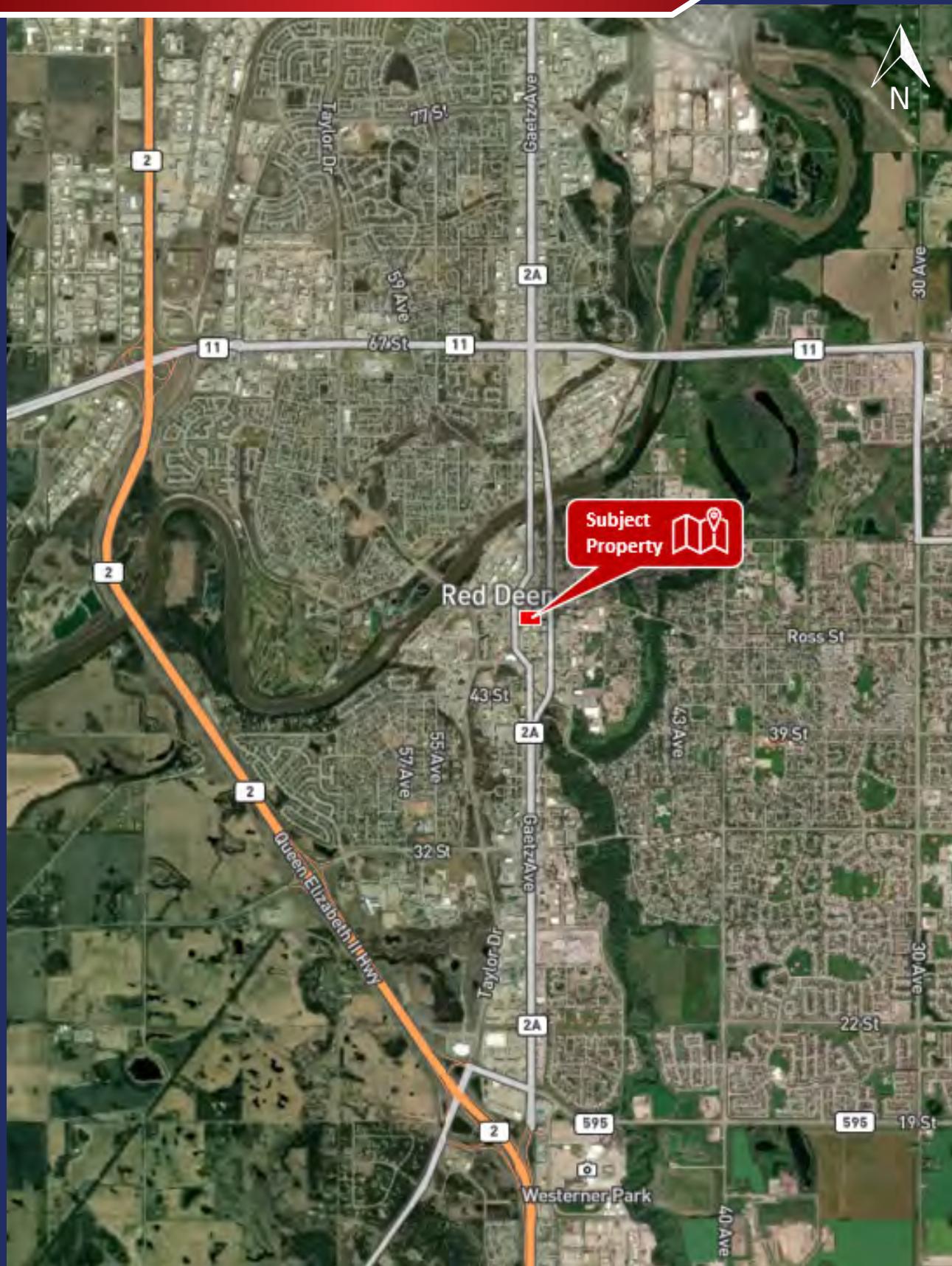
BAY 9 PHOTOS



BAY 11 PHOTOS



LOCATION / MAP



403.986.7777

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REMAX
COMMERCIAL
PROPERTIES



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

REMAX
COMMERCIAL
PROPERTIES

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