

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

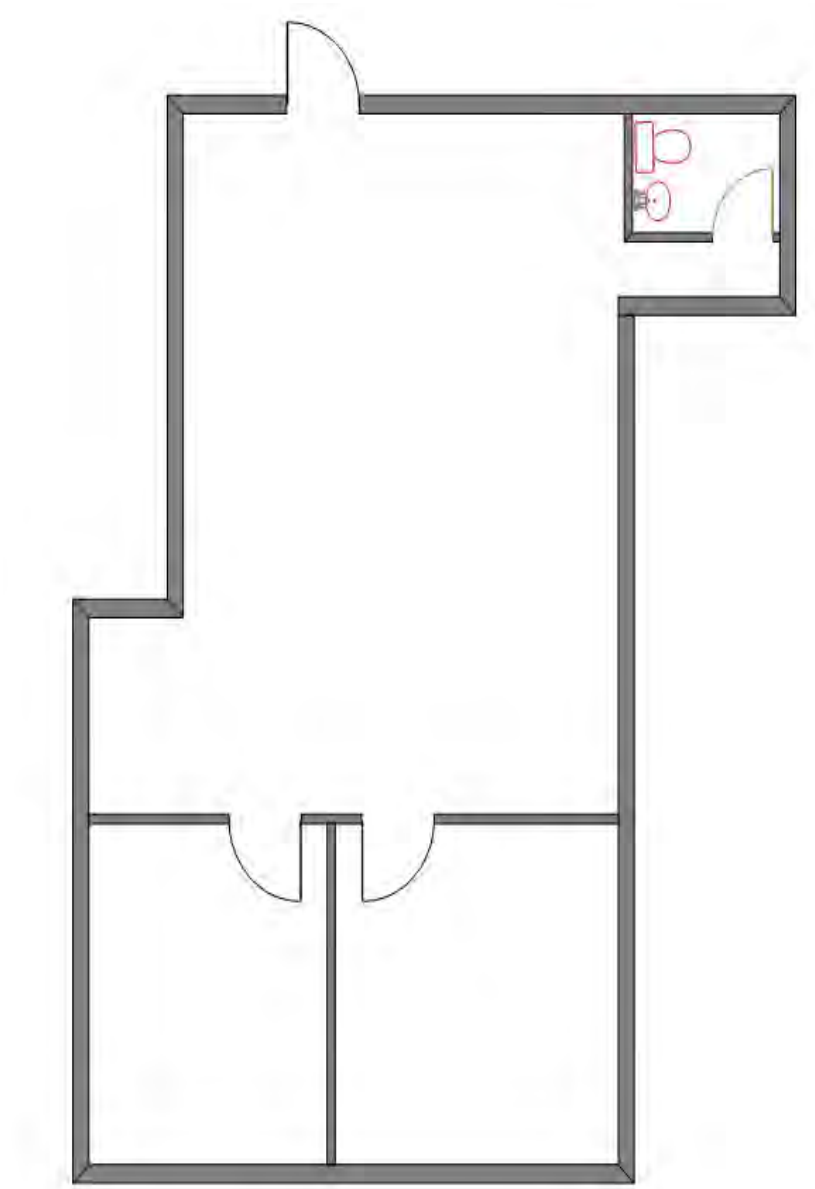
PROPERTY DETAILS

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)

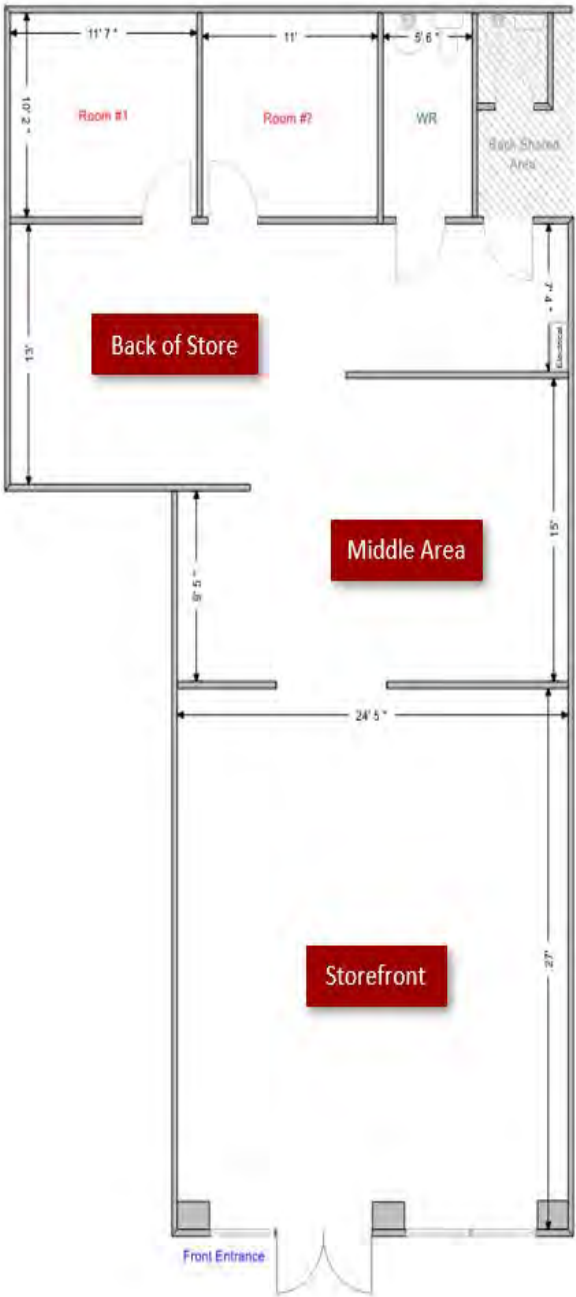
* Buyer is responsible for GST



BAY 5 PHOTOS



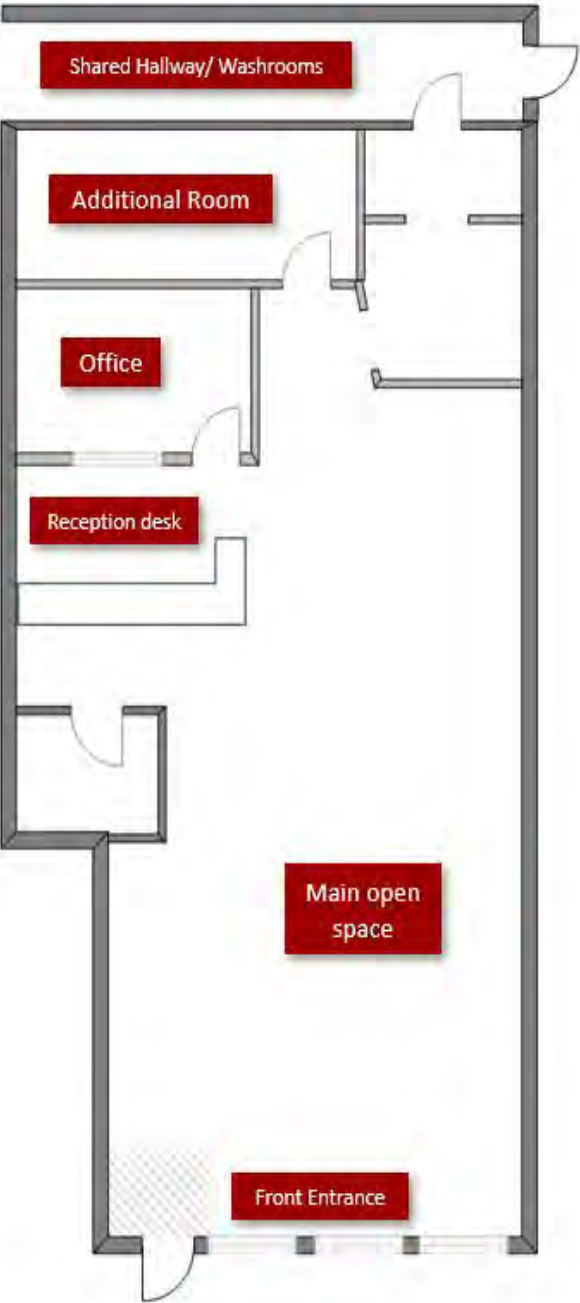
BAY 7 PHOTOS



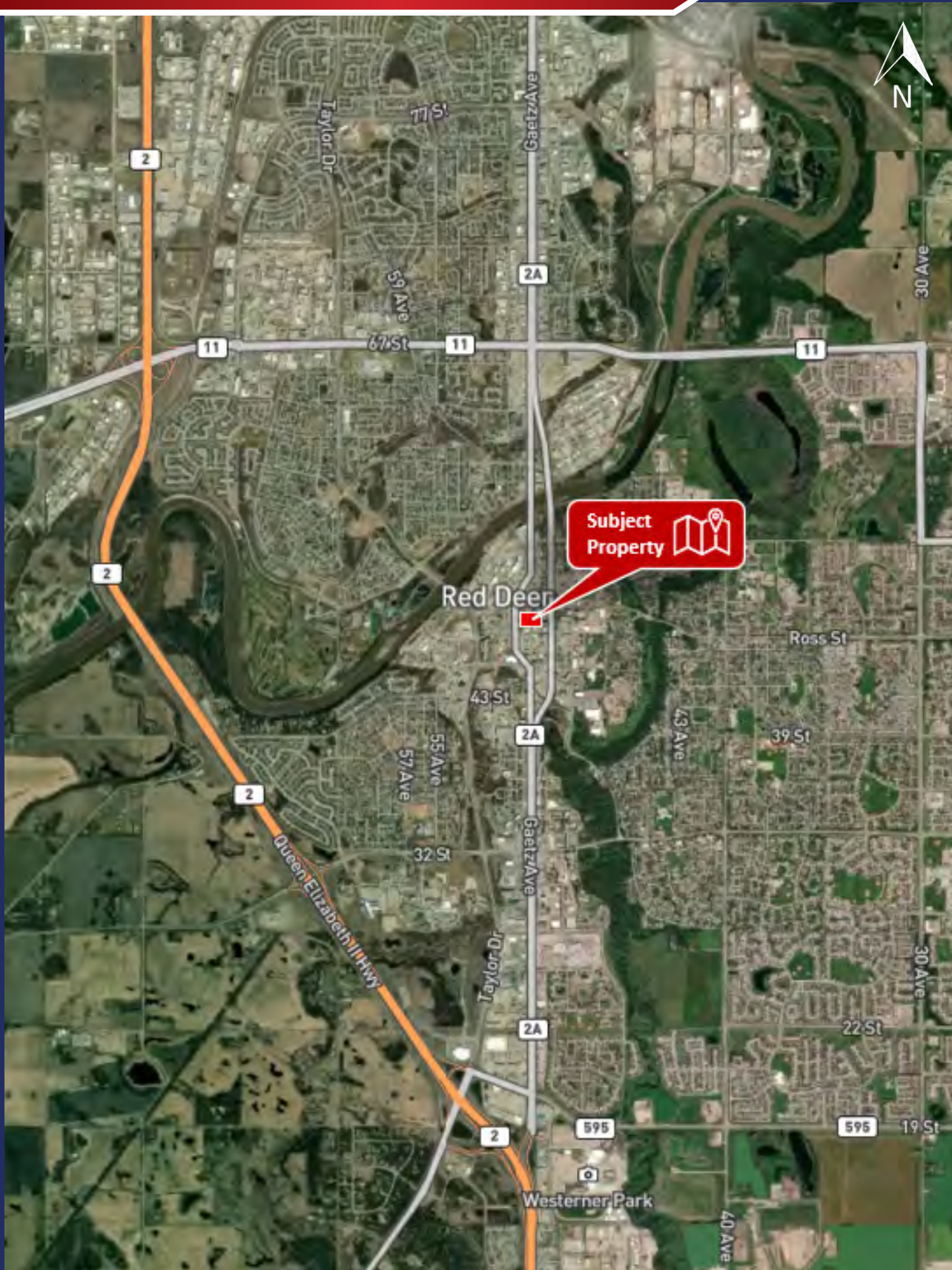
BAY 9 PHOTOS



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



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