

INVESTMENT OPPORTUNITY
FOR SALE
4901 46 STREET, RED DEER



LOCATION:

Downtown
Red Deer



BUILDING SIZE

21,715 SF
(18,787 SF usable)



ZONING:

C1 - Commercial
City Centre



SALE PRICE

\$5,700,000.00

PRESENTED BY

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THE PROPERTY

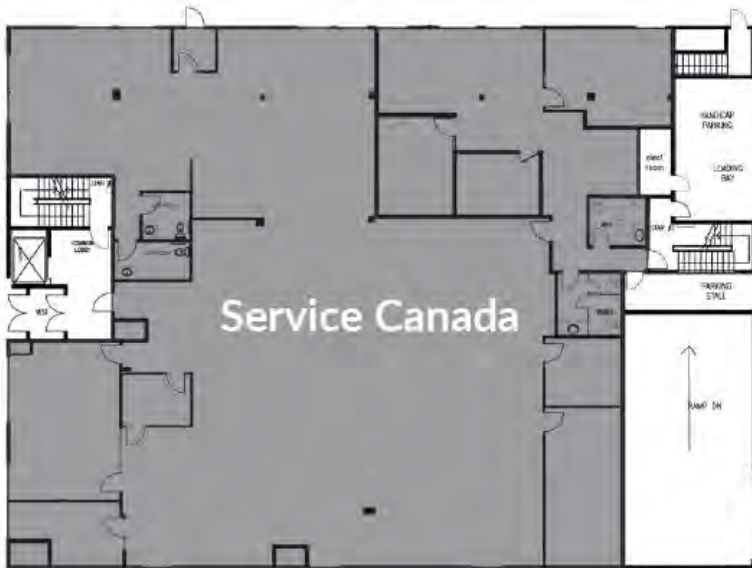
4901 46 STREET, RED DEER

DOWNTOWN INVESTMENT OPPORTUNITY - SERVICE CANADA CENTRE

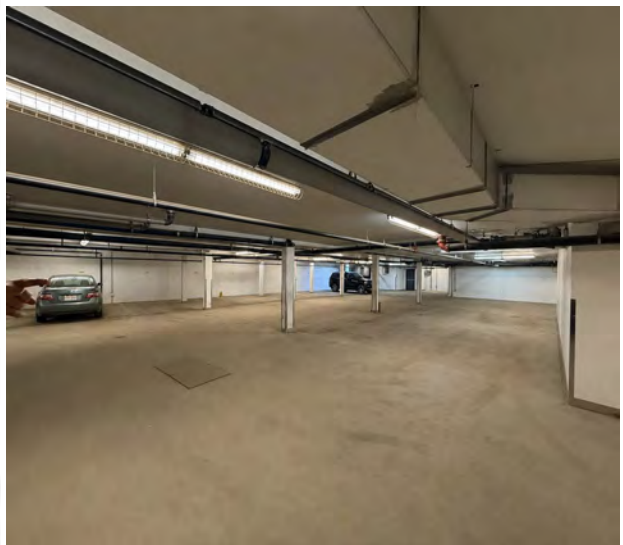
Located in the heart of Downtown Red Deer, this 21,715 SF (18,787 SF usable) commercial investment opportunity includes:

- » **4 commercial suites over 2 floors:**
 - Suite 101: 11,558 SF (Service Canada)
 - Suite 202 2,869 SF (Service Canada)
 - Suite 203: 6,178 SF (New Daycare)
 - Suite 201: 1,110 SF (Vacant)
- » **13-stall surface parking lot, separately titled (10 rentable).**
- » **7 rentable underground stalls.**
- » **Quick access to Gaetz Avenue.**
- » **Close proximity to major retail and services, as well as public transit.**
- » **Anchored by long-standing Tenant, Service Canada.**

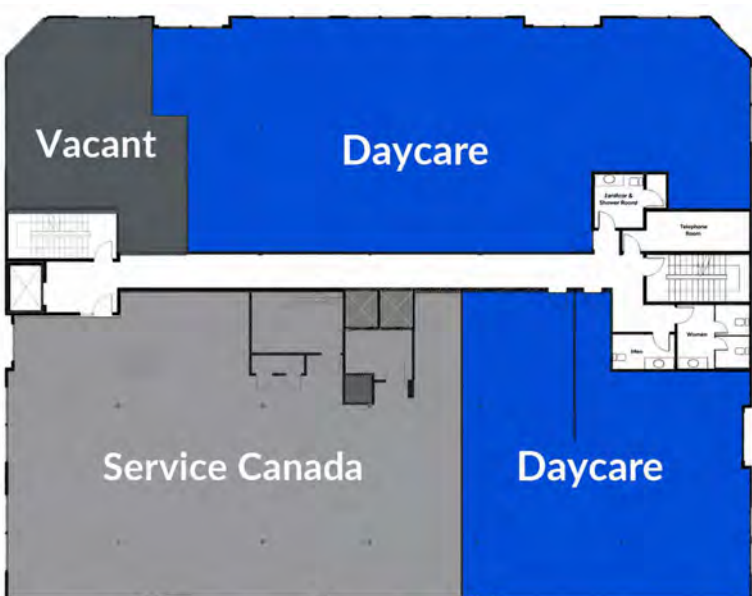
1st Floor:



Underground Parking:



2nd Floor:



Surface Parking:



PROPERTY DETAILS / AMENITIES

PROPERTY DETAILS

MUNICIPAL:	4901 46 Street, Red Deer
LEGAL LAND DESCRIPTION:	Condo Plan 1220026 Units 1-3 & 20 Plan 6416ET Block 22 Lot 16
UNIT AREA:	21,715 SF (4 Suites)
ZONING:	C1 - Commercial City Centre
YEAR BUILT:	2011
PARKING:	Surface, Underground, & Street
SALE PRICE:	\$5,700,000.00
PROPERTY TAXES:	\$108,668.73 (2026)

* Buyer is responsible for GST



TENANT SUMMARY

Service Canada - 14,427 SF (12,482 SF usable)
Lease in place until July 31, 2031

New Daycare - 6,178 SF (5,345 SF usable)
Projected new Lease January 31, 2026 - December 31, 2031

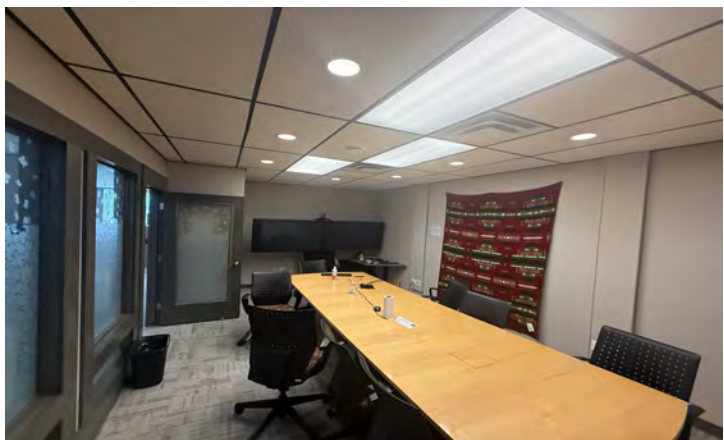
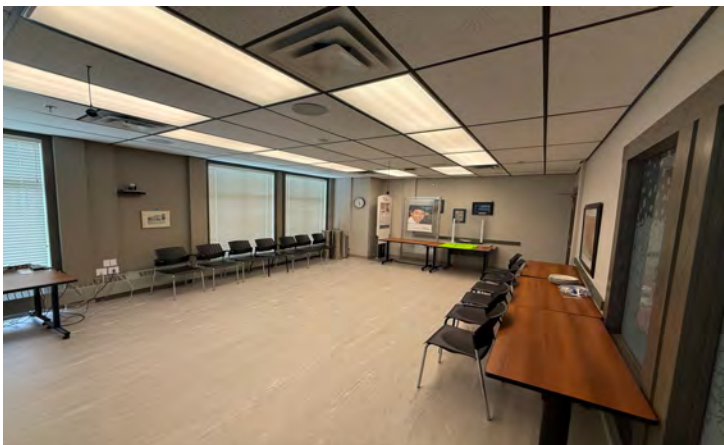
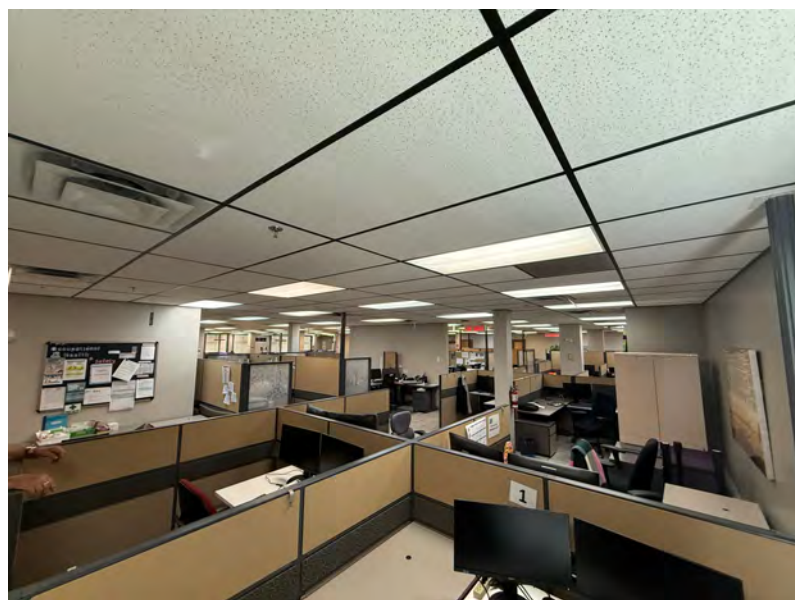
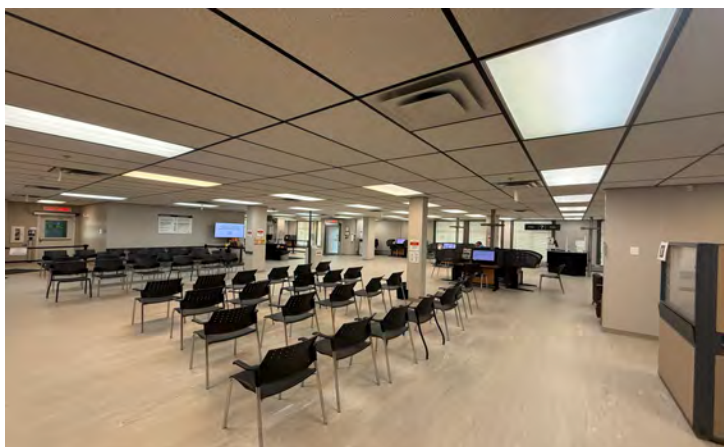
Vacant - 1,110 SF (960 SF usable)

FINANCIAL DETAILS

* Lease & Financial information is available with a signed NDA.



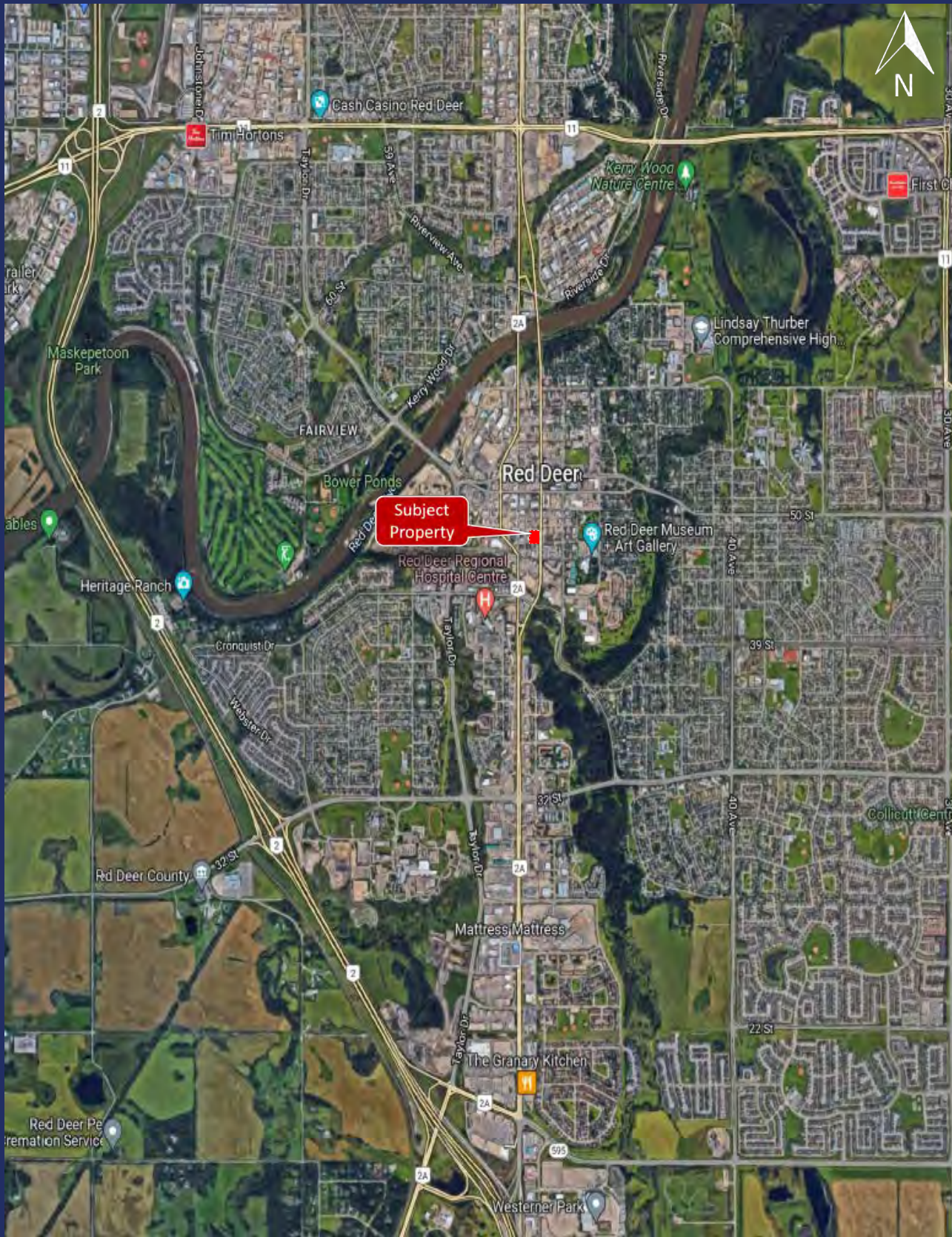
SUITE 101 & 202 PHOTOS (SERVICE CANADA)



SUITE 203 (DAYCARE)



LOCATION / MAP



403.986.7777



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THE INFORMATION CONTAINED HEREIN WAS OBTAINED BY SOURCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT

REMAX
COMMERCIAL
PROPERTIES

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



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