

FOR SALE

1800 49 AVENUE, RED DEER



LOCATION:

South Red Deer



SITE AREA:

5,760 SF / 1 Acre



ZONING:

C4 - Commercial



PRICE:

\$1,300,000.00

PRESENTED BY

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THE PROPERTY

1800 49 AVENUE, RED DEER

FOR SALE - 5,760 SF standalone commercial / industrial building situated on a 1 acre lot. Located just west of the Westerner Park right along Highway 2. Details of this property include:

- » **Zoning = C4 Commercial District**
- » **Great location west of the Westerner**
- » **Fenced, Paved Yard**
- » **Office Space Includes:**
 - Reception Area
 - 2 Private Offices
 - 2 Washrooms
 - Large Open Showroom
- » **Direct exposure to QEII Highway**

SHOP HIGHLIGHTS:

- » **(2) 14' Overhead Doors**
- » **1 Shop Washroom**
- » **Storage Mezzanine**
- » **LED & Ballast Lighting**
- » **Radiant Heating**

This property is available for sale for \$1,300,000.00. Property Taxes for 2026 are estimated at \$32,235.08.



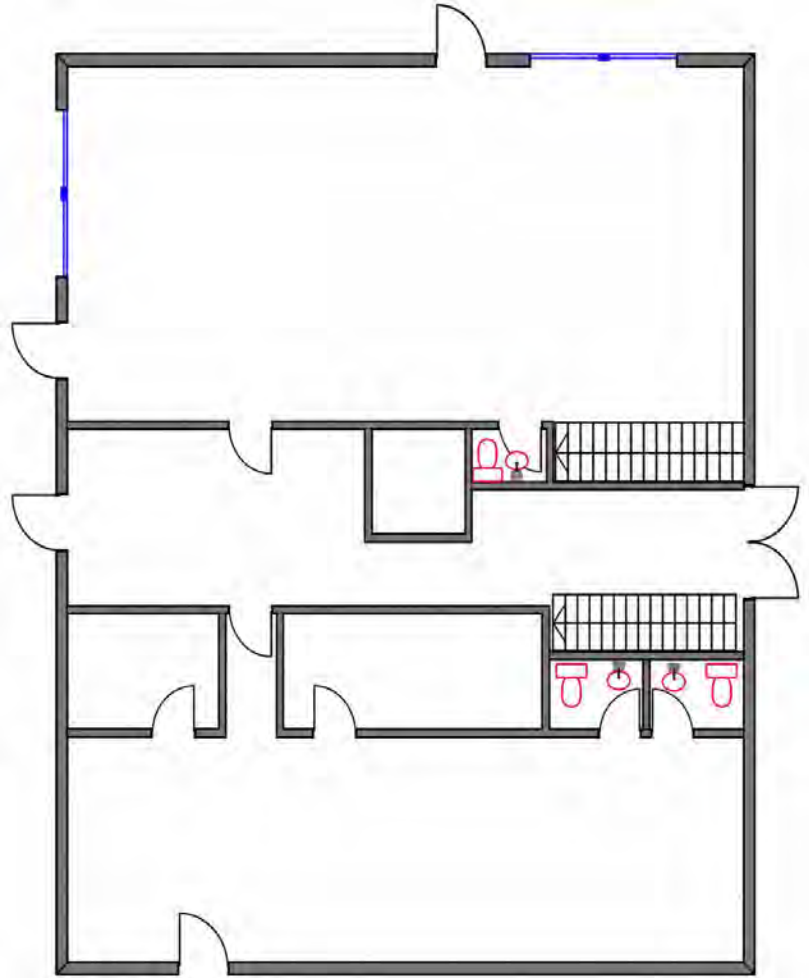
PROPERTY AMENITIES / DETAILS

PROPERTY DETAILS

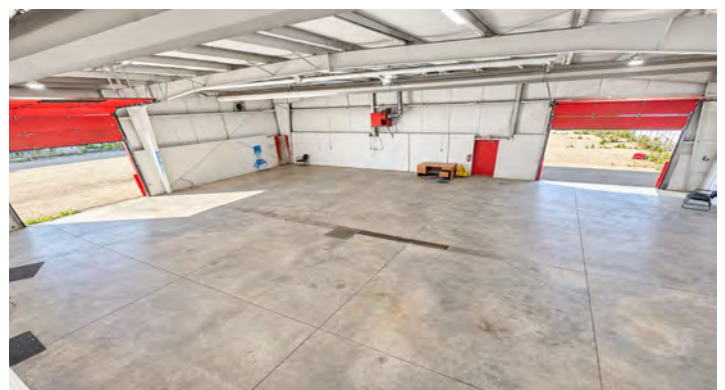
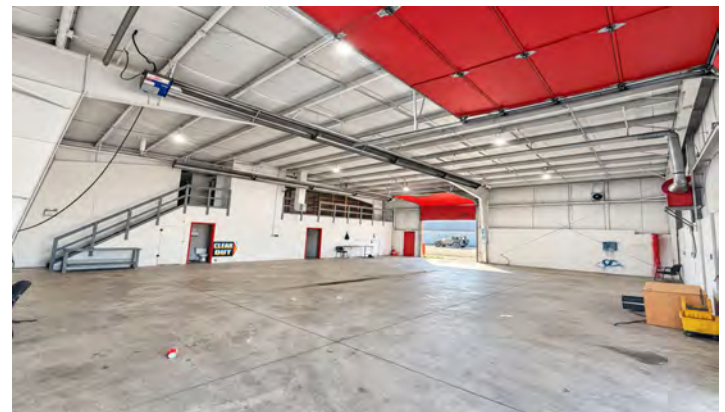
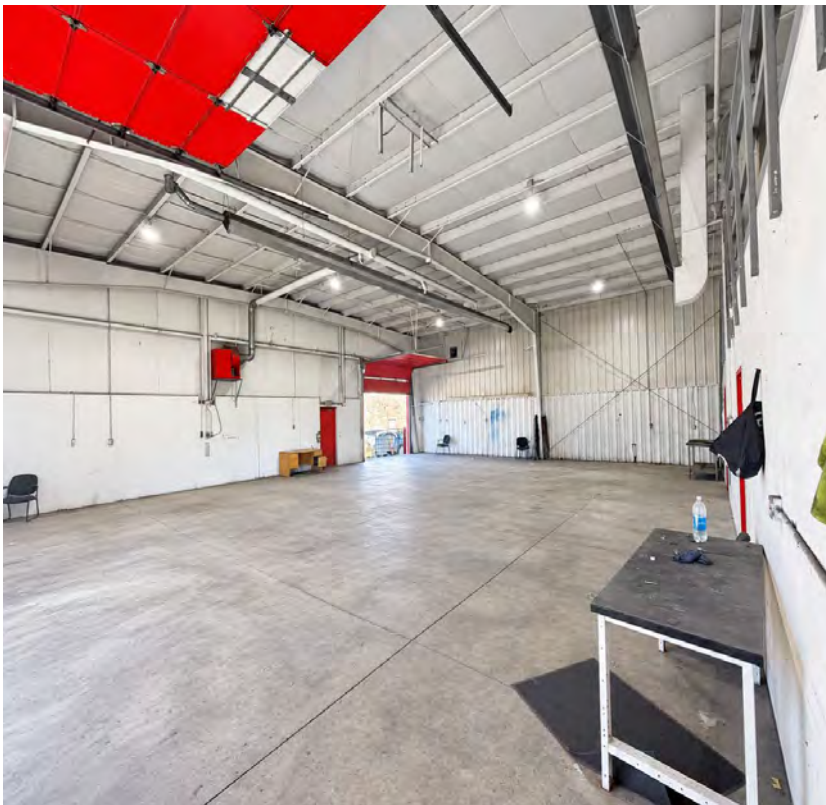
MUNICIPAL:	1800 49 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan 9023479 Block 2 Lot 8
TOTAL SIZE:	SF of Building: 5,760 SF
ZONING:	C4 - Commercial District
YEAR BUILT:	1992
PARKING:	Fully Paved Lot

FOR SALE

SALE PRICE:	\$1,300,000.00
TAXES:	\$32,235.08 (2026)



PHOTOS



LOCATION / MAP



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REMAX
COMMERCIAL
PROPERTIES

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



YOUR RE/MAX COMMERCIAL TEAM

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