RE/MAX COMMERCIAL PROPERTIES

WE ARE COMMERCIAL

INVESTMENT OPPORTUNITY

FOR SALE

3 SEPARATELY TITLED LOTS

List Price	~~$3,399,000.00~~
Oct. 1	~~$3,199,000.00~~
Oct. 15	~~$2,999,000.00~~
Nov. 1	$2,799,000.00
Nov. 15	
Dec. 1	
Dec. 15	



LOCATION:
Downtown
Red Deer

BUILDING SIZE
28,071 SF
+ 8,299 SF Basement

ZONING:
C1 - Commercial
City Centre

SALE PRICE
$2,799,000.00

PRESENTED BY

CAM TOMALTY
403.350.0075
cam@remaxcprd.com

JEREMY MAKILA
403.373.7333
jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

4826 50 STREET, RED DEER

DOWNTOWN INVESTMENT OPPORTUNITY - BISHOP PLACE

Located in the heart of Downtown Red Deer, this commercial investment opportunity includes:

- **3-storey retail / office building:**
  - Main Floor: 8,257 SF
  - Second Floor: 9,907 SF
  - Third Floor: 9,907 SF
  - Basement: 8,299 SF
- **Anchored by long-standing Tenant, Rexall Pharmacy.**
- **2 separately titled parking lots.**
- **Quick access to Gaetz Avenue.**
- **Close proximity to major retail and services, as well as public transit.**











PROPERTY DETAILS / AMENITIES

PROPERTY DETAILS

MUNICIPAL:	4826 50 Street, Red Deer 5010 48 Avenue, Red Deer 4819 51 Street, Red Deer
LEGAL LAND DESCRIPTION:	Plan 9925148 Block 28 Lot 6A Plan K Block 28 Lots 21-24 Plan K Block 28 Lots 30 & 31
SIZE:	**36,370 SF (4826)** **12,500 SF (5010)** **6,250 SF (4819)**
ZONING:	C1 - Commercial City Centre
YEAR BUILT:	1999
PARKING:	Surface & Street
SALE PRICE:	**$2,799,000.00**
PROPERTY TAXES:	$83,377.78 (2026)

* Buyer is responsible for GST





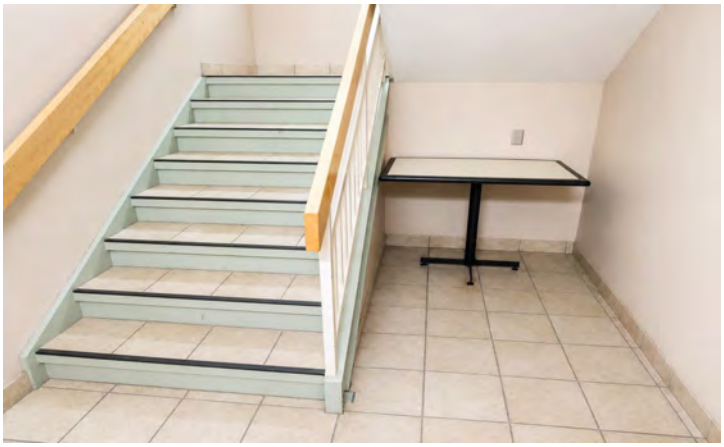


INTERIOR BUILDING PHOTOS















INTERIOR BUILDING PHOTOS



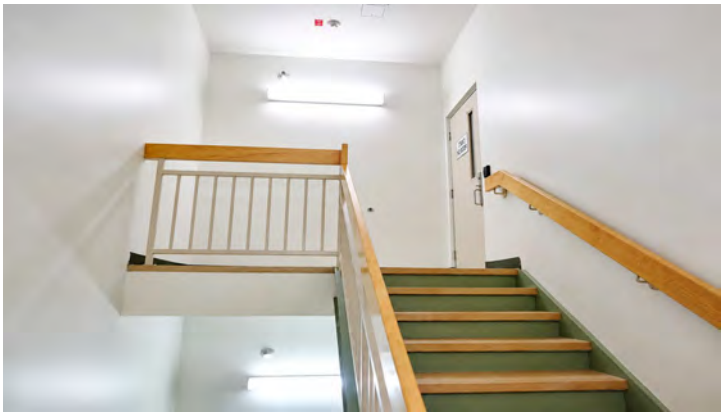




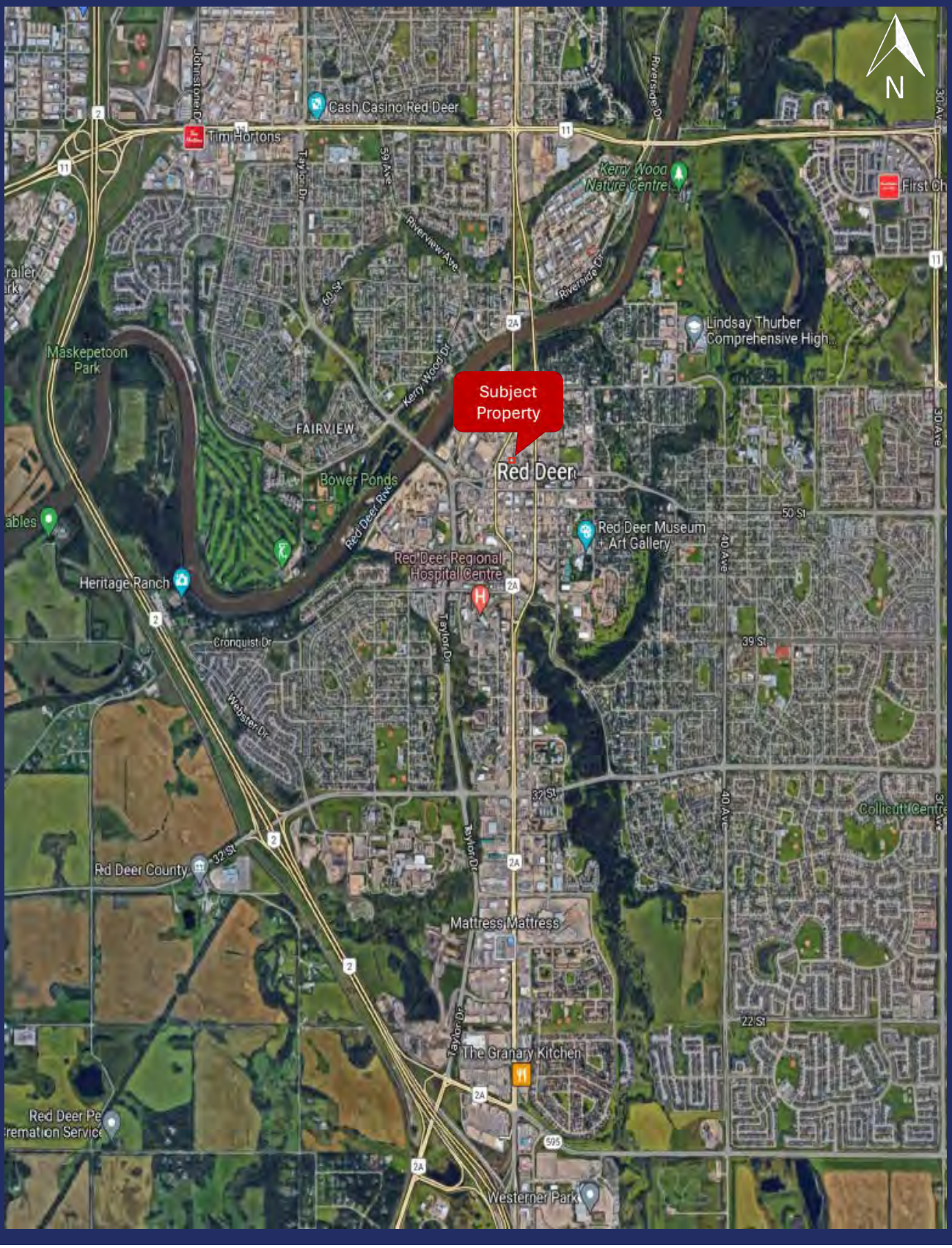








LOCATION / MAP



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RE/MAX COMMERCIAL PROPERTIES



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

RE/MAX COMMERCIAL PROPERTIES

YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

ROWAN OMILON
Licensed Assistant
rowan@remaxcprd.com

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777
www.reddeercommercial.com