

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 ~~\$2,599,000.00~~



LOCATION:

Downtown
Red Deer



BUILDING SIZE

28,071 SF
+ 8,299 SF Basement



ZONING:

C1 - Commercial
City Centre



SALE PRICE

\$2,999,000.00

PRESENTED BY

CAM TOMALTY

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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

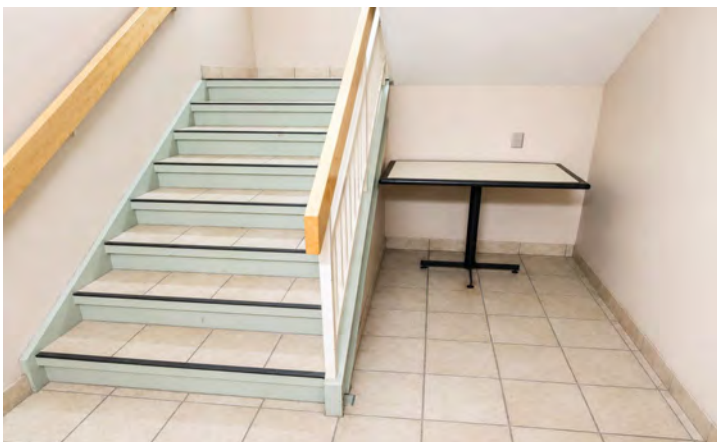
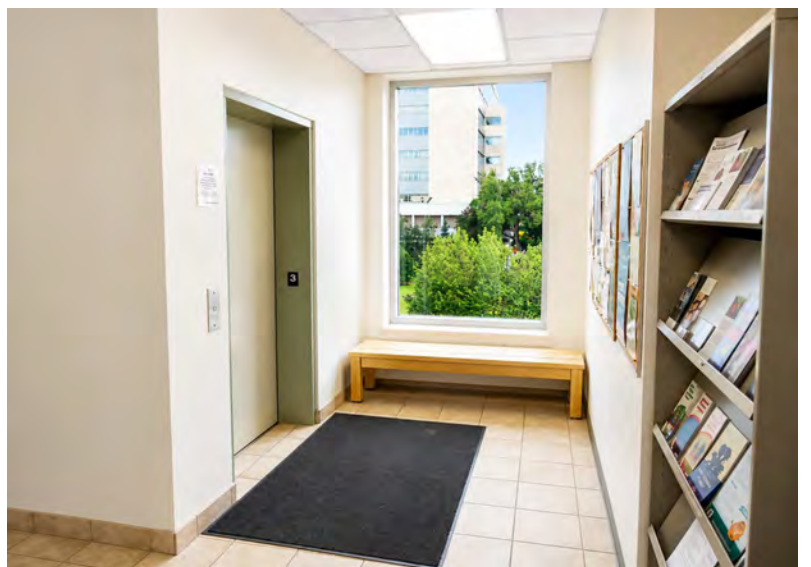
PROPERTY DETAILS

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:	\$2,999,000.00
PROPERTY TAXES:	\$83,377.78 (2026)

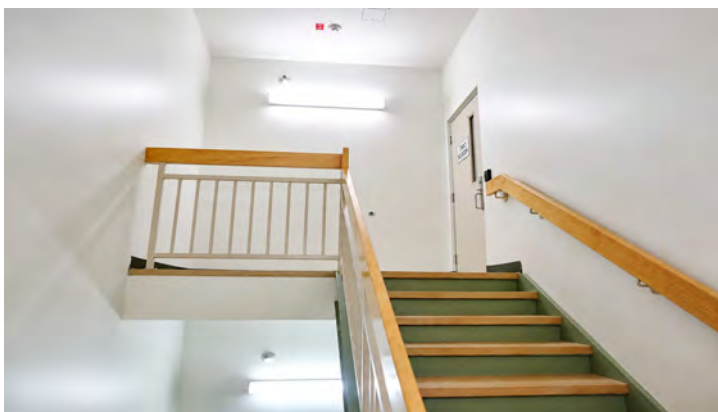
* Buyer is responsible for GST



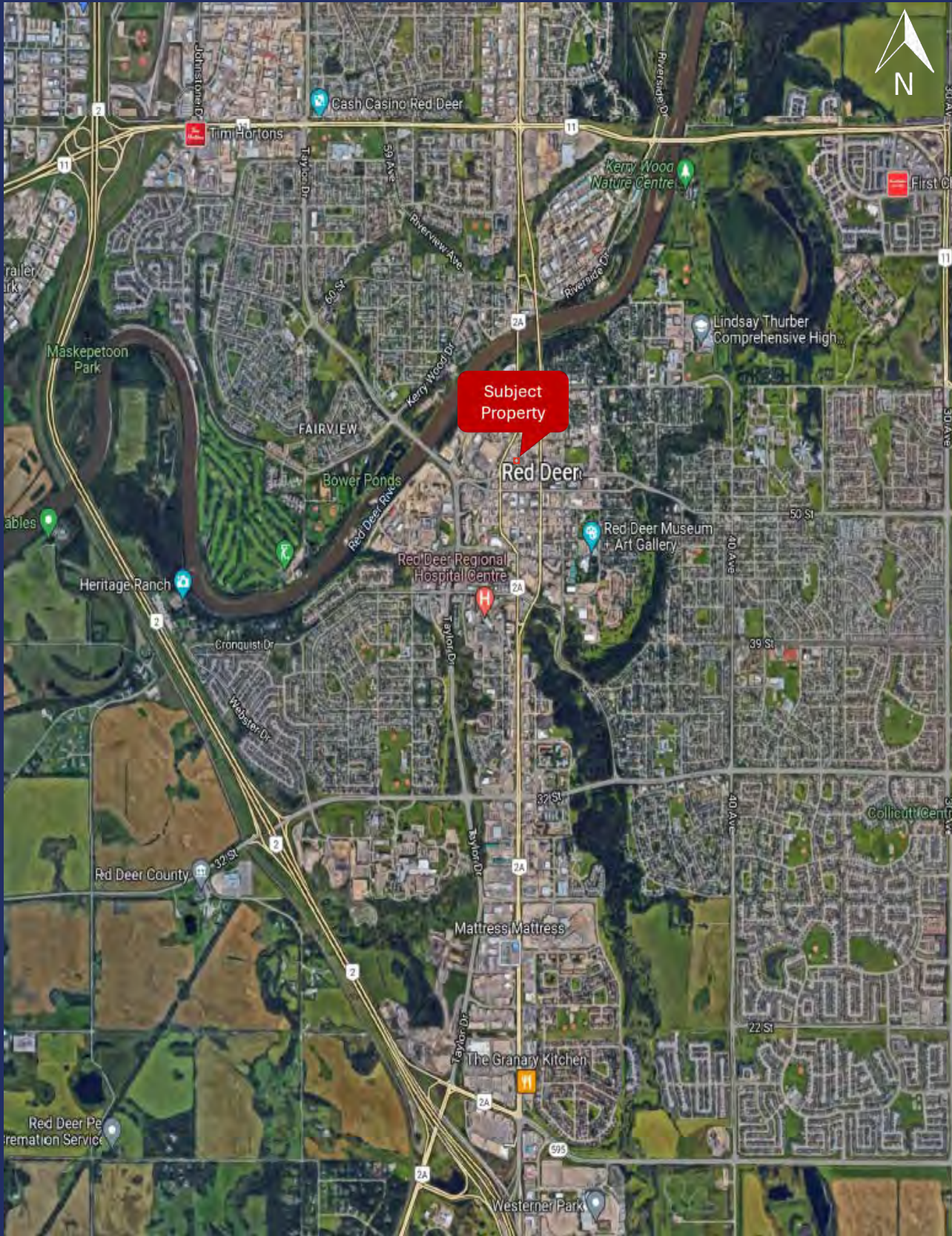
INTERIOR BUILDING PHOTOS



INTERIOR BUILDING PHOTOS



LOCATION / MAP



403.986.7777



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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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