

# \$495,000 - 4919 48 Street, Red Deer

MLS® #A2102168

**\$495,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Downtown Red Deer, Red Deer, Alberta

Ideal property for a user owner in the downtown core. Very close walking distance to all the downtown amenities and businesses and there are three parking stalls at the back of the building. The main floor is leased until 2027 and it includes office space including three offices, a boardroom or forth office, a reception area, work room, open area, and storage room. The main floor has its own furnace, air conditioned, double doors for unloading and its own washroom. The second floor has it's own separate entrance and includes two separate office spaces which both have two offices and large reception work areas, two bathrooms. One office has a kitchenette. Lease one area or the whole second floor. Ideal situation for an investor to use second floor while receiving income from main floor lease. Lease information available for main and second floor. Lease information MLS #2102172

Built in 1978

## Essential Information

MLS® #	A2102168
Price	\$495,000
Bathrooms	0.00
Acres	0.07
Year Built	1978
Type	Commercial
Sub-Type	Mixed Use



Status                      Active

**Community Information**

Address                    4919 48 Street  
Subdivision              Downtown Red Deer  
City                        Red Deer  
County                    Red Deer  
Province                  Alberta  
Postal Code              T4N 1S8

**Additional Information**

Date Listed                January 17th, 2024  
Days on Market          486  
Zoning                     C1

**Listing Details**

Listing Office            Royal LePage Lifestyles Realty

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