

# \$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 443  
Zoning C1

### Listing Details

Listing Office Royal LePage Lifestyles Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.