



**GRASSROOTS**  
REALTY GROUP

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**4915 & 4926 54 Street  
Red Deer, Alberta**

**MLS # A2214635**



**\$1,775,000**

**Division:** Downtown Red Deer

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 28,586 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.37 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Call seller directly

Click brochure link for more details. Exceptional opportunity for acquisition in the vibrant heart of Red Deer. This three-story office building presents an ideal investment or business relocation prospect, boasting a prime location and an abundance of amenities at its doorstep. Situated within walking distance to the Red Deer River, this property enjoys proximity to a wealth of conveniences, including dining establishments and retail outlets. Directly located off Gaetz Avenue ease of access is a hallmark of the Commerce Court Building, with seamless connections to major thoroughfares facilitating effortless commuting for tenants and clientele. This well-appointed property features 16 underground parking stalls and an additional 63 surface stalls, providing ample parking solutions for staff and guests. A secured front entrance ensures peace of mind and enhanced security for occupants and assets within the premises. The third floor of the building is a turn-key business centre, offering convenient solutions for businesses looking for ready-to-use office space.