



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4610 48 Avenue
Red Deer, Alberta**

MLS # A2262744



\$599,900

Division: Downtown Red Deer

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,992 sq.ft.

Zoning: C-1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Concrete, Mixed, Vinyl Siding, Wood Frame

Water: -

Sewer: Public Sewer

Inclusions: FRIDGE, RECEPTION DESK

Addl. Cost: -

Based on Year: -

Utilities: Electricity Connected, Natural Gas Connected, Sewer Co

Parking: -

Lot Size: 0.15 Acre

Lot Feat: -

Great opportunity to own this strategically located turn key office space on the edge of downtown, with close proximity to Red Deer city hall and the new courthouse. Currently being occupied as a law office, this C1 zoned commercial property (50X130FT LOT) is ideal for any number of business opportunities. Up to 11 offices with open reception area. Parking in the rear and off street (up to 11 stalls). Wheel chair accessible. A great opportunity at an affordable price. Relatively quick possession is available.