



**GRASSROOTS**  
REALTY GROUP

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**5414 43 Street**  
**Red Deer, Alberta**

**MLS # A2268152**



**\$2,800,000**

**Division:** Capstone

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 14,736 sq.ft.

**Zoning:** CAP-TD

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.26 Acres

**Sewer:** -

**Lot Feat:** Corner Lot

**Inclusions:** buildings and none tenant equipment

A rare opportunity to acquire a three-parcel commercial land assembly positioned in Red Deer's Capstone District along 43 Street. This offering includes 5506, 5414, and 5420 43 Street, combining for a total building area of approximately 14,736 sq. ft. situated on a 5,086.02 sq. m. site. The properties contain four commercial buildings with three tenants in place, creating immediate holding income while a purchaser advances redevelopment plans. The site lies within the CAP-TD (Capstone & Transit Oriented Development) district, where the City has identified strong interest in facilitating a commercial mixed-use, multi-tenant redevelopment. CAP-TD zoning supports higher-density, market-driven development forms including street-level commercial, office, multi-storey residential, hospitality, and flexible mixed-use options, aligning with Capstone's long-term riverfront vision. The assembly enjoys excellent access, strong visibility, and is located just a few blocks from the Red Deer Regional Hospital, a major regional anchor and employment hub. With its positioning near the downtown core, trail system, and ongoing municipal investment in the Capstone area, this land assembly offers both current income and significant future redevelopment potential in one of Red Deer's most actively supported urban districts.