

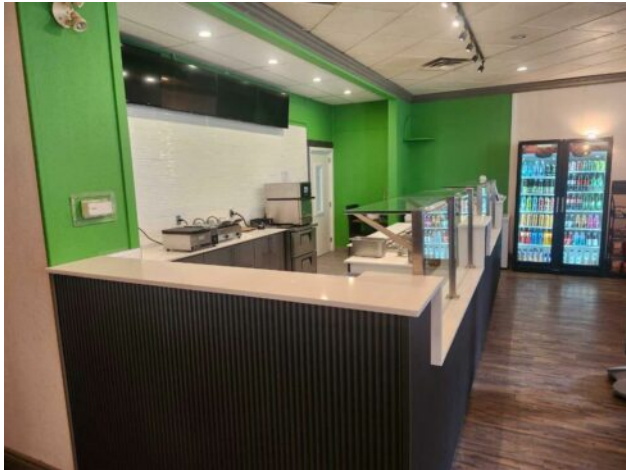


GRASSROOTS
REALTY GROUP

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**4914 52 Street
Red Deer, Alberta**

MLS # A2271634



\$650,000

Division: NONE

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,512 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Discover a rare chance to own a fully improved commercial property complete with land, located in a strong retail corridor and backed by an established restaurant tenant. This offering includes a 2,512 sq ft building situated on a 4,781 sq ft lot, providing excellent flexibility for future use and long-term value. Currently leased to a successful operator running multiple quick-service restaurant concepts under one umbrella, this property offers stable income with the option to continue tenancy for turnkey cash flow. For an owner-operator, this is a prime opportunity to stop paying rent elsewhere and build equity while running your own restaurant in a proven location. **Key Highlights:** Building Size: 2,512 sq ft Lot Size: 4,781 sq ft Zoning: C-1 – allows a broad range of retail and commercial uses **Income Potential:** Continue with the existing lease or reposition for your own business **Ideal for Owner-Operators:** Take advantage of the built-out restaurant space and eliminate monthly lease costs **Ample Parking:** Generous on-site parking located behind the building **Strong Tenant:** Current operator runs multiple QSR brands, drawing consistent traffic Whether you're looking for a hands-off investment or a strategic location for your own business, this property checks all the boxes. A versatile zoning designation, stable tenant, and excellent site layout make it well-suited for investors, food service operators, and retail business owners alike.