



GRASSROOTS
REALTY GROUP

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**4717 49 Street
Red Deer, Alberta**

MLS # A2272207



\$425,000

Division: Downtown Red Deer

Lot Size: 0.29 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: C-1

Water: -

Sewer: -

Utilities: -

Prime opportunity in the heart of downtown Red Deer. This commercial parking lot at 4717 49 Street is zoned C-1 and is priced below the current City of Red Deer tax assessment, offering strong value for investors or businesses looking to secure a central location. 49 Street is one of Red Deer's key downtown corridors placing this property in a high-visibility, high-traffic area with excellent access to surrounding businesses, services, restaurants, and downtown amenities. C-1 zoning (City Centre Commercial Zone) provides a wide range of permitted and discretionary uses, making this property more versatile than simply a parking lot. Some of the permitted uses under C-1 zoning include high density residential, mixed-use development, professional offices, retail stores, personal services, medical or dental clinics, business support services and many more. Whether you're looking to continue using the site as a parking facility or explore future redevelopment options in a prime downtown location, this property offers flexibility, visibility, and long-term potential at a compelling price point.