



GRASSROOTS
REALTY GROUP

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**4617 50 Avenue
Red Deer, Alberta**

MLS # A2272213



\$499,000

Division: Downtown Red Deer

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,017 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.30 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

This is over 3000 sq ft FREE STANDING building on 13000 sq ft Lot, BEST for LIQUOR STORE Business, offers a rare opportunity to own a property in the core of Red Deer Downtown. This property was used for successfully running a Liquor Store for the longest time. The location, building size, variety of uses allowed (subject to Red Deer city approval), for the price offered can not be beaten in the area. This property is ideal for attracting high-quality tenants or customers. It is situated in a diverse and dynamic neighbourhood with a strong local economy and offers ample parking, ensuring convenience for visitors. Whether you're an investor looking for a hands-off investment or an entrepreneur with a vision, this property is perfect for you. Don't miss the chance to own a prime retail location in Downtown Red Deer, AB. Contact us today for more information!