



**4820 50 Avenue
Red Deer, Alberta**

MLS # A2276300

\$499,900



Division: Downtown Red Deer

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 17,708 sq.ft.

Zoning: C1

Heating: Boiler, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Other

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

18,000 sq ft mixed-use building located on the high-visibility corner of Gaetz Avenue and 49 Street in the heart of Downtown Red Deer. The property features a basement plus three above-grade floors, each offering 4,500 sq ft connected by an elevator servicing all levels, including the lower floor. The main floor is currently home to a jewelry store and a clothing boutique. There are two spaces in the lower level, one occupied by Primeamerica and the other is vacant. The second, and third floors are fully built out for professional office use, with only one vacancy. Just one block from the popular Ross Street Patio, the building enjoys proximity to the downtown's entertainment hub. The location is also adjacent to the weekly market on Gaetz Avenue, which brings a steady stream of local shoppers, artisans, and visitors. The building is heated by 4 forced air furnaces (two are new). Air conditioning is supplied from separate units for each space. Some A/C units are at the back of the building and some are on the roof.