



GRASSROOTS
REALTY GROUP

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**#101-304, 5011 39 Street
Red Deer, Alberta**

MLS # A2278693

\$2,250,000

Division:	South Hill		
Type:	Commercial/Multi Family		
Style:	-		
Size:	8,952 sq.ft.	Age:	1968 (58 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 18 fridges, 18 stoves, 2 coin operated washers, 2 coin operated dryers.

18 suite apartment building adjacent to the Red Deer Regional Hospital which is currently undergoing a \$1 billion expansion that will provide 3,000 direct jobs. Suite mix is 3 - 2br, 14 1br and 1 bachelor (which has just become vacant and is being renovated). New shingles and exterior concrete work completed in 2025. Some new windows. Newer boiler and hot water tank. RPR has been ordered. This building is one of four buildings offered by the same owner and can be purchased individually or as a package. The other buildings are located at 4920-47 St (24 suites), 4744 - 54 St (24 suites) and 4721 - 55 St (40 suites).