



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**#101-406, 4744 54 Street  
Red Deer, Alberta**

**MLS # A2278717**

**\$2,699,000**



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**Division:** Downtown Red Deer  
**Type:** Commercial/Multi Family  
**Style:** -  
**Size:** 41,808 sq.ft.      **Age:** 1981 (45 yrs old)  
**Beds:** -      **Baths:** -  
**Garage:** -  
**Lot Size:** 0.54 Acre  
**Lot Feat:** Back Lane, Landscaped

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**Heating:** Baseboard, Boiler, Natural Gas

**Bldg Name:** -

**Floors:** -

**Water:** -

**Roof:** -

**Sewer:** -

**Basement:** -

**LLD:** -

**Exterior:** Brick, Stucco, Vinyl Siding

**Zoning:** R-H

**Foundation:** -

**Utilities:** -

**Features:** -

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**Inclusions:** 24 fridges, 24 stoves, 4 coin operated washers, 4 coin operated dryers.

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Well maintained 24 suite, 4 storey walk-up apartment on a quiet street in downtown with 16 - 1 bedroom and 8 - 2 bedroom suites. Suites are spacious and offer large kitchens, 4 pce bath, generous bedrooms, storage room and balcony (top 3 floors). Several suites have been upgraded in recent years and some windows have been replaced. Fully occupied.. 4 laundry rooms with 1 coin operated washer and dryer in each. 30 energized parking stalls. Roof is asphalt shingles. 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 5011 - 39 St (18 suites), 4920 - 47 St (24 suites) and 4721 - 55 St (40 suites).