



**GRASSROOTS**  
REALTY GROUP

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**4919 48 Street  
Red Deer, Alberta**

**MLS # A2102168**



**\$495,000**

**Division:** Downtown Red Deer

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,990 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.07 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** furniture in 2nd floor negotiable

Ideal property for a user owner in the downtown core. Very close walking distance to all the downtown amenities and businesses and there are three parking stalls at the back of the building. The main floor is leased until 2027 and it includes office space including three offices, a boardroom or forth office, a reception area, work room, open area, and storage room. The main floor has its own furnace, air conditioned, double doors for unloading and its own washroom. The second floor has it's own separate entrance and includes two separate office spaces which both have two offices and large reception work areas, two bathrooms. One office has a kitchenette. Lease one area or the whole second floor. Ideal situation for an investor to use second floor while receiving income from main floor lease. Lease information available for main and second floor. Lease information MLS #2102172