



**5 Fir Street
Red Deer, Alberta**

MLS # A2138171



\$679,000

Division: Fairview

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,403 sq.ft.

Zoning: C3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.38 Acre

Sewer: -

Lot Feat: -

Inclusions: The Seller will provide the chattel & equipment list.

Excellent investment opportunity! This 2,403 sq.ft. freestanding commercial building is situated on a 0.38-acre corner lot with ample on-site parking and excellent visibility. The property is surrounded by established condominiums and residential homes, providing consistent local traffic and strong neighborhood exposure. The building has been recently renovated and includes an unfinished basement, offering additional storage or future development potential. Currently operating as a convenience store, the property allows for multiple permitted and discretionary uses under C3 zoning, including accessory building, commercial service facility, dry cleaning business, restaurant, and motor vehicle service (subject to government approval). C3 Permitted and Discretionary Uses are attached in the supplement. A versatile commercial property suitable for investors or owner-users seeking long-term value and flexibility.