



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**4709-4719 49 Avenue  
Red Deer, Alberta**

**MLS # A2189398**



**\$1,325,000**

**Division:** Downtown Red Deer

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 14,385 sq.ft.

**Zoning:** C-1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Development Opportunity for an Owner/User! Located in the heart of Downtown Red Deer within close proximity of Sorensen Station, City Hall and the newly built Justice Centre, this 14,385 SF building is available for sale. The building has one long-term Tenant, with three additional units available to lease out or use for your own business. The sale price includes two adjacent titled parking lots along 48th Street (0.32 acres combined), as well 7 titled parking lots along 47th Street (0.59 acres combined). This property offers excellent exposure to 49th Avenue, one of Red Deer's main thoroughfares, where thousands of cars pass by daily. The available units are also listed for lease.