



**GRASSROOTS**  
REALTY GROUP

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**4641 49 Street**  
**Red Deer, Alberta**

**MLS # A2207450**



**\$395,000**

**Division:** Parkvale

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,276 sq.ft.

**Zoning:** R-D

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.15 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This is an opportunity to own a piece of Red Deer's history! Built in 1905, the Manning Residence has been fully converted for office use, while maintaining a historic feel. Formerly used as a law office, the building features a front hallway, a waiting room, an open work area that has been used as an individual office, a boardroom with a decorative fireplace, a full staff kitchen, a storage area, and one washroom on the main floor. The second floor includes three offices - one that has it's own balcony, and a second washroom, as well as storage space. There is also an attic and a 400 SF &plusmn; basement additional storage space. The property is fully fenced with both a front and back yard. The current owners have done multiple upgrades to the building including, but not limited to; complete plumbing replacement, complete electrical replacement, new furnace and ductwork, installation of air conditioning, new flooring, a new roof, and new front and back porches. On-site parking is available directly behind the building that's accessible from the alleyway and there is street parking in the front and on the west side of the building.