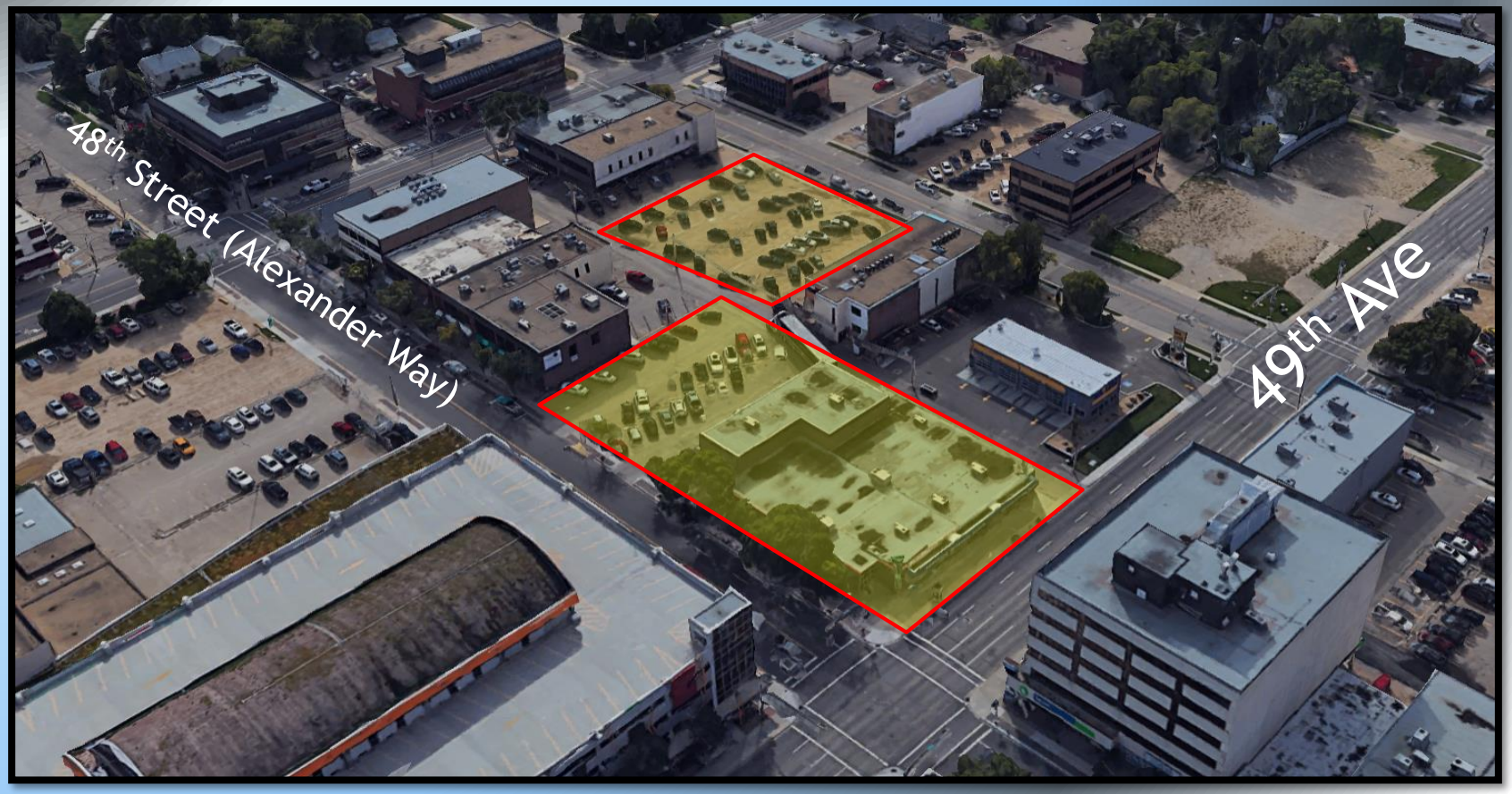
FOR SALE

Downtown Red Deer

4709 – 4721 – 49th Ave Red Deer, AB
4821 – 4825 – 48th Street Red Deer, AB
4810 – 4824 – 47th Street Red Deer, AB



Davin Kemshead
Mike Williamson – Joe Perry – Jordan Krulicki

403.346.6655
advantagecommercial.ca
203 – 4807 – 50th Ave Red Deer, AB

ADVANTAGE COMMERCIAL
Century 21 Advantage

Lot Sizes

Downtown Red Deer

4709 – 4721 – 49th Ave Red Deer, AB
4825 – 48th Street Red Deer, AB
4810 – 4824 – 47th Street Red Deer, AB

Property Information

Over 55,000sq.ft. of Downtown Property!

$3,950,000.00 +GST

Land will only be sold as one complete package, not as individual lots

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Century 21 Advantage

Data

Downtown Red Deer

4709 – 4719 – 49th Ave Red Deer, AB
4821 – 4825 – 48th Street Red Deer, AB
4810 – 4824 – 47th Street Red Deer, AB

#1: Building – 7.5% Cap Rate Potential

4709 – 4719 49th Ave Red Deer
Lot A Block 25 Plan Number 5259NY
Calculated Area 15852.23ft²
4 Tenant Multi Tenant Building – total of 14,375sq.ft. – LEASED
Lease Details Available to Qualified Buyers

And Parking – Included with Building Value:

4821 48 ST Red Deer
Lot 31,32 Block 25 Plan Number K
Calculated Area 6401.728ft²

#2: Parking - $53.00/sq.ft.

4825 48 ST Red Deer
Lot B Block 25 Plan Number 5259NY
Calculated Area 7503.952ft²

#3: Parking - $49.00/sq.ft.

4810 – 4824 47 ST Red Deer
Lot 9,10,11,12,13,14, 15-16 Block 25 Plan Number K (7 Titles)
Combined Calculated Area 25,610.87sq.ft.

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Location

Downtown Red Deer

4709 – 4719 – 49th Ave Red Deer, AB
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Property Information

Fantastic Opportunity to own one of the Best Locations in Downtown Red Deer
with CASHFLOW and Future Development Potential.

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Photos

Downtown Red Deer

Property Information

Excellent Location Surrounded By Established Professional Businesses, Government Buildings, Public Transport Depot

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Downtown Red Deer

Graphic Location

*THE INFORMATION CONTAINED HEREIN HAS BEEN GATHERED FROM SOURCES DEEMED RELIABLE, BUT IS NOT WARRANTED AS SUCH AND DOES NOT FORM ANY PART OF ANY FUTURE
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