

**4831 55 Street Red Deer, AB T4N 2J2**

**Commercial**  
**Active**

**A2083009**

**PD:**

**DOM:** 158 **LP:** \$299,000.00

**LR:**

**OP:** \$320,000.00



<b>Trans Type:</b>	For Sale	<b>Title:</b>	Fee Simple
<b>County:</b>	Red Deer	<b>City:</b>	Red Deer
<b>Type:</b>	Mixed Use	<b>SQFT:</b>	0
<b>Bus Type:</b>		<b>Year Built:</b>	
<b>Building Type:</b>	Commercial Mix	<b>Business:</b>	No
<b>Subdivision:</b>	Downtown Red Deer	<b># Floors:</b>	
<b>LINC#:</b>	<a href="#">0012500048</a>	<b># Buildings:</b>	
<b>Legal Pln:</b>	K	<b>Blk:</b>	32
		<b>Lot:</b>	36,37

<b>Zoning:</b>	C-1	<b>Tax Amt:</b>	\$5,836.00
<b>Lot Size:</b>	7925 SqFt	<b>Tax Year:</b>	2023
<b>Exclusions:</b>	No	<b>SRR:</b>	No
<b>Reports:</b>	Aerial Photos		
<b>Restrictions:</b>	None Known	<b>Leg Unit #:</b>	
<b>Disclosure:</b>			
<b>Owner Type:</b>			
<b>Possession:</b>	Immediate/Property to be sold with 5415 & 5411 49 Ave		

**02/21/2024 : DOWN : \$320,000->\$299,000**

**Public Remarks:** One of Red Deer's top Iconic corridor corners has just come onto the market. 49 Ave and 55 Street corner provides Right-in Right-out access & egress onto 49 Avenue and alley access from 48 Ave (2 way). City of Red Deer bus stop is adjacent to the west of this lot. This lot is adjacent to 9263 sq ft Commercial lot located at 5415 49 Ave . These 3 lots are being sold together for a total land sq ft of 19,841 sq ft (.46 acres) total asking price \$ 1,220,000.00 (priced at 61.49 per sq ft) They will need to be rezoned to R-3 in order comply with the city development by laws or apply for a discretionary multi-family use un the current C-1 zoning . The local area has a substantial number of existing R-3 developments all the way down 55 St. Don't miss this once in a lifetime opportunity. Alternatively the existing building currently is occupied as a successful respected Chiropractic office. The existing C-1 zoning provides for several high value uses as is. The three address of the properties being sold together are 5415 & 5411 49 Ave & 4831 55St.

**Property Information**

<b>Building Area:</b>	0.00	<b>Nearest Town:</b>		<b>Front Exp:</b>	
<b>Tax Assess Val:</b>	\$301,200	<b>Tax Roll #:</b>			
<b>Exclusions:</b>	none				
<b>Utilities:</b>	Electricity Available, Natural Gas Available, Garbage Collection, Phone Available, Sewer Available, Water Available				
<b>Inclusions:</b>	none				

**Parking Information**

<b>Total Parking:</b>	30	<b>Energized:</b>		<b>Common:</b>	
<b>Parking:</b>	30				