

5415 49 Avenue Red Deer, AB T4N 3X5

Commercial
Active

A2082990

PD:

DOM: 158 **LP:** \$850,000.00
LR:
OP: \$900,000.00

Trans Type: For Sale
County: Red Deer
Type: Office
Bus Type:
Building Type: Free-Standing
Subdivision: Downtown Red Deer
LINC#: [0015529986](#)
Legal Pln: K

Title: Fee Simple
City: Red Deer
SQFT: 2,312
Year Built: 1910
Business: No
Floors: 2
Buildings:
Lot: 38,39,40



Zoning: C1
Lot Size: 0.27 Ac
Exclusions: No
Reports: Aerial Photos
Restrictions: None Known
Disclosure:
Owner Type:
Possession: Immediate

Tax Amt: \$9,114.00
Tax Year: 2023
SRR: No

Leg Unit #:

02/21/2024 : DOWN : \$900,000->\$850,000

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 south corner of this lot. This listing consists of 2 separate Linc #'s (and titles, 0015 529 994 & 0015 529 986) of the same lot Blk & Plan. The total land size for these 2 lots is 11,916 Sq. Ft. (This lot is adjacent to 7,925 sq ft Commercial lot located at 4831 55 Street. 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) These lots together would make an incredible multifamily residential development site. They will need to be rezoned to R-3 in order comply with the city development by laws. 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

Building Area: 2,312.00
Footprint SF:
Builder Name:
Tax Assess Val: \$470,400
Construct Type: Brick, Wood Frame
Exclusions: none
Heating: Combination, Natural Gas
Inclusions: none

Nearest Town:
Foundation: Brick/Mortar
Roof: Asphalt Shingle
Tax Roll #:

Front Exp:
Live Work:
ASPARP:

Office & Retail Information

Parking Information

Total Parking: 20
Parking Cost:
Parking: 20

Energized:
Designated:

Common:
Paved: 20