

5415-49 Ave, 5411 49  
Ave, 4831 55 St. Red  
Deer Alberta T4N 3X5

PRICE: \$1,220,000.00

MLS #: A2082990 & A2083009

BUILT IN 1910

THREE LOTS SOLD TOGETHER

LOT SIZE: ALL THREE .46 ACRES

TAXES: \$15,363/2023

FOUNDATION: BRICK & MORTAR

- On the corner of 49 Ave and 55 St. This property provides a Right-in Right-out access & egress onto 49 Ave. and alley access from 48 Ave (2 way). Bus stop is adjacent to the South corner of the lot. This listing consists of 2 separate Linc #'s (and titles, of the same lot Blk & Plan)

- The Federal Government has recently announced free initiative announced. They will need to be rezoned to R-3 to comply with the city development by laws.

The local area has substantial number of existing R-3 developments all the way down 55 St.

- 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.

ALL MUNICIPAL SERVICES



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