

## \$675,000 - 4836 - 51 St, Red Deer

MLS® #E4349519

**\$675,000**

Bedroom, Bathroom, 2,894 sqft  
Office on 0.00 Acres

Downtown Red Deer, Red Deer, AB

Extensively Renovated 2,900 sq ft Building in Red Deer's Downtown Core. This turnkey office building is long term tenanted by Prairie Rose & Top Edge Law with numerous private offices and elegant board/meeting rooms. This property can be purchased with the existing tenants, or vacant to accommodate your requirements. The adjacent building 4840-51 Street is also for sale, they can be purchased together giving you 90 feet of busy street frontage with current Average Traffic Volumes of 11,000+/- Vehicles Per Day and 9 Parking Stalls on Site.

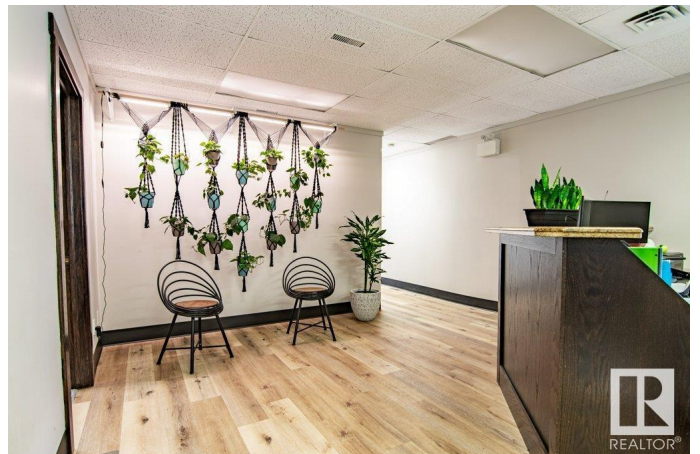
Built in 1942

### Essential Information

MLS® #	E4349519
Price	\$675,000
Square Footage	2,894
Acres	0.00
Year Built	1942
Type	Office

### Community Information

Address	4836 - 51 St
Area	Red Deer
Subdivision	Downtown Red Deer
City	Red Deer



Province	AB
Postal Code	T4N 2A5

**Amenities**

Features	High Traffic Area, Level Land, Paved Lot, Public Transportation, Highway Access, Paved Lane, View Downtown, View City
----------	---

**Interior**

Heating	Forced Air
# of Stories	1

**Exterior**

Construction	Wood Frame
--------------	------------

**Additional Information**

Date Listed	July 12th, 2023
Zoning	C1

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 18th, 2024 at 9:46am MDT