

# \$850,000 - 5415 49 Avenue, Red Deer

MLS® #A2082990

**\$850,000**

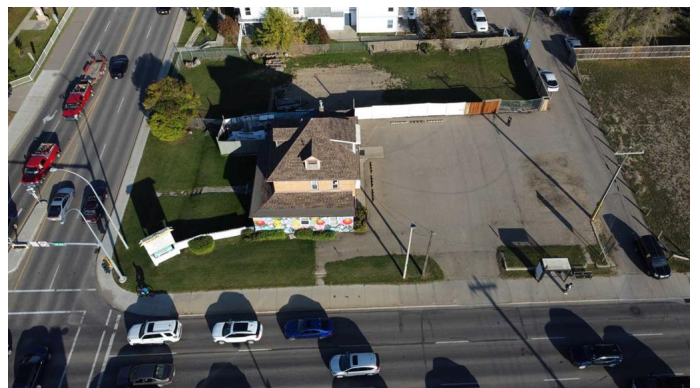
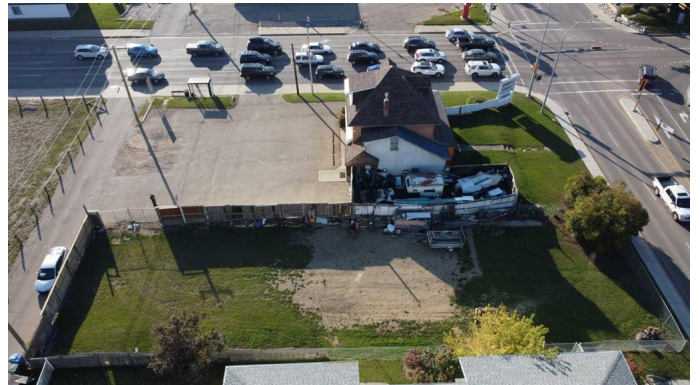
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.27 Acres

Downtown Red Deer, Red Deer, Alberta

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.

Built in 1910

## Essential Information



MLS® #	A2082990
Price	\$850,000
Bathrooms	0.00
Acres	0.27
Year Built	1910
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	5415 49 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3X5

### **Amenities**

Parking Spaces	20
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### **Interior**

Heating	Combination, Natural Gas
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### **Exterior**

Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Brick/Mortar

### **Additional Information**

Date Listed	September 22nd, 2023
Days on Market	555
Zoning	C1

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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