

780-832-5880

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## 4915 & 4926 54 Street Red Deer, Alberta

MLS # A2214635



\$1,775,000

Downtown Red Deer

Division:

Office Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 28,586 sq.ft. Zoning: Addl. Cost: **Based on Year: Utilities:** Parking: 0.37 Acre Lot Size: Lot Feat:

Inclusions: Call seller directly

**Heating:** 

Floors:

Roof: Exterior:

Water:

Sewer:

Click brochure link for more details. Exceptional opportunity for acquisition in the vibrant heart of Red Deer. This three-story office building presents an ideal investment or business relocation prospect, boasting a prime location and an abundance of amenities at its doorstep. Situated within walking distance to the Red Deer River, this property enjoys proximity to a wealth of conveniences, including dining establishments and retail outlets. Directly located off Gaetz Avenue ease of access is a hallmark of the Commerce Court Building, with seamless connections to major thoroughfares facilitating effortless commuting for tenants and clientele. This well-appointed property features 16 underground parking stalls and an additional 63 surface stalls, providing ample parking solutions for staff and guests. A secured front entrance ensures peace of mind and enhanced security for occupants and assets within the premises. The third floor of the building is a turn-key business centre, offering convenient solutions for businesses looking for ready-to-use office space.