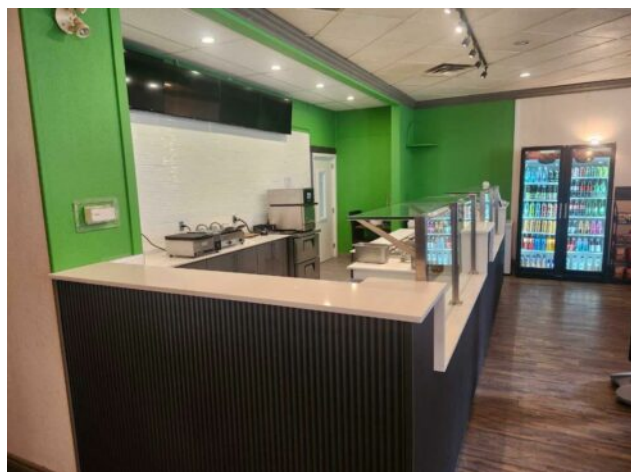


4914 52 Street  
Red Deer, Alberta

MLS # A2271634



## \$650,000

Division: NONE

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,512 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Discover a rare chance to own a fully improved commercial property complete with land, located in a strong retail corridor and backed by an established restaurant tenant. This offering includes a 2,512 sq ft building situated on a 4,781 sq ft lot, providing excellent flexibility for future use and long-term value. Currently leased to a successful operator running multiple quick-service restaurant concepts under one umbrella, this property offers stable income with the option to continue tenancy for turnkey cash flow. For an owner-operator, this is a prime opportunity to stop paying rent elsewhere and build equity while running your own restaurant in a proven location. Key Highlights: Building Size: 2,512 sq ft Lot Size: 4,781 sq ft Zoning: C-1 &ndash; allows a broad range of retail and commercial uses Income Potential: Continue with the existing lease or reposition for your own business Ideal for Owner-Operators: Take advantage of the built-out restaurant space and eliminate monthly lease costs Ample Parking: Generous on-site parking located behind the building Strong Tenant: Current operator runs multiple QSR brands, drawing consistent traffic Whether you're looking for a hands-off investment or a strategic location for your own business, this property checks all the boxes. A versatile zoning designation, stable tenant, and excellent site layout make it well-suited for investors, food service operators, and retail business owners alike.