

4801 51 Avenue  
Red Deer, Alberta

MLS # A2275013



## \$1,190,000

**Division:** Downtown Red Deer

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** River Valley Place

**Bus. Name:** -

**Size:** 9,452 sq.ft.

**Zoning:** C-1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.38 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Excellent investment opportunity located in the heart of downtown Red Deer. This well maintained 9,452 SF building is available for sale. The building includes 6 main floor commercial units - 5 that are leased to long term tenants and 1 that is currently vacant and available for lease. All of these units have large windows along the front that bring in plenty of natural light. There is a shared hallway accessible from the back of the units that includes a shared washroom for the main floor tenants, and access to the second floor. The second floor has 2 additional units that have the potential to be converted to residential for additional income generation in the future. Parking on site is limited to availability for clients and customers of the tenants only, with ample public parking options in the nearby area. This property offers excellent visibility from Gaetz Avenue Southbound where thousands of cars pass by daily.