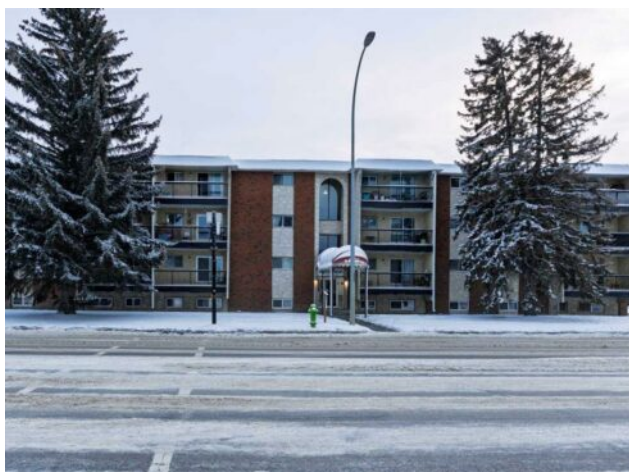


101 - 410, 4721 55 Street
Red Deer, Alberta

MLS # A2275455



\$4,600,000

Division:	Downtown Red Deer		
Type:	Multi-Family/Apartment		
Style:	Apartment-Single Level Unit		
Size:	28,755 sq.ft.	Age:	1978 (48 yrs old)
Beds:	-	Baths:	-
Garage:	Plug-In		
Lot Size:	0.83 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	See Remarks	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R - H
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: 40 fridges, 40 stoves, 4 coin operated washers, 4 coin operated dryers

4 storey walk-up apartment building in downtown Red Deer. 16 - 2 br suites and 24 - 1 br suites. Suites are spacious with galley kitchens, 4 pce bath, generous bedrooms, storage room and balcony (top 3 floors). Approximately 25% of the suites have been renovated. 2 laundry rooms with 2 coin operated washers and dryers in each. Roof is torch-on asphalt. 56 energized parking stalls. This building is one of four buildings offered by the same owner and can be purchased individually or as a package. The other buildings are located at 5011 - 39 St (18 suites), 4744 - 54 St (24 suites) and 4721 - 55 St (40 suites). Building condition reports and current proformas available for all buildings.