

**#101-410, 4721 55 Street
Red Deer, Alberta**

MLS # A2278710

\$4,600,000



| | | | |
|------------------|-------------------------|---------------|-------------------|
| Division: | Downtown Red Deer | | |
| Type: | Commercial/Multi Family | | |
| Style: | - | | |
| Size: | 28,755 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 0.86 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------|-------------------|-----|
| Heating: | Baseboard, Boiler, Natural Gas | Bldg Name: | - |
| Floors: | - | Water: | - |
| Roof: | - | Sewer: | - |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R-H |
| Foundation: | - | 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).