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4610 48 Avenue Red Deer, Alberta

MLS # A2262744



\$630,000

Division: Downtown Red Deer

Type: Mixed Use

Bus. Type:
Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 1,992 sq.ft.

Zoning: C-1

Heating: Addl. Cost: Forced Air, Natural Gas Floors: **Based on Year:** Electricity Connected, Natural Gas Connected, Sewer Co Roof: **Utilities:** Asphalt Shingle **Exterior:** Parking: Concrete, Mixed, Vinyl Siding, Wood Frame Water: 0.15 Acre Lot Size: Sewer: **Public Sewer** Lot Feat: Inclusions: FRIDGE, RECEPTION DESK

Great opportunity to own this strategically located turn key office space on the edge of downtown, with close proximity to Red Deer city hall and the new courthouse. Currently being occupied as a law office, this C1 zoned commercial property (50X130FT LOT) is ideal for any number of business opportunities. Up to 11 offices with open reception area. Parking in the rear and off street (up to 11 stalls). Wheel

chair accessible. A great opportunity at an affordable price. Relatively quick possession is available.