

4746 55 Street  
Red Deer, Alberta

MLS # A2268015



**\$3,500,000**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	14,696 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	-
<b>Foundation:</b>	-
<b>Features:</b>	-

<b>Bldg Name:</b>	Cedarview Manor
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-H
<b>Utilities:</b>	-

**Inclusions:** 24 Stoves, 24 Fridges, 24 Hood Fans, 2 Washers (leased), 2 Dryers (leased), All available keys associated with the building and units.

Excellent opportunity to acquire a well-maintained 24-unit apartment complex offering strong in-place income with upside potential. The property consists of 6 two-bedroom units, 14 one-bedroom units, and 4 bachelor suites &mdash; each individually metered for electricity. Recent capital improvements include a new roof (2020) and a new boiler heating system (2025). Many suites have updated flooring and appliances, and the property has been diligently cared for with consistent maintenance, paint and cleaning. The building features 24 surface parking stalls, each with electrical outlets. Conveniently located near the river, public transit, schools, and shopping, this property appeals to a broad tenant base. With solid current cash flow and market rent growth potential, this is a turnkey investment with additional opportunity for value-add repositioning.