



**3,516SF OFFICE WITH PARKING LOT!**  
**FOR SALE/LEASE**

5216 48TH AVE RED DEER, AB



#### **LOCATION**

Riverside Light Industrial



#### **SALE PRICE**

\$494,000



#### **PROPERTY TAXES (2021)**

\$6,375



#### **LEGAL DESCRIPTION**

Plan: K Block: 30 Lot: 21,22 & portion of 23



#### **RENTAL RATES**

Base: \$2,750/mth  
NNN: \$729/mth



#### **ZONING**

C-1(City Centre) District

## PROPERTY DETAILS

Originally a residence built in 1952, over time has been converted to office use. This unique property has ample free parking and is located directly across from the Canada Games Celebration Plaza.

### **BUILDING AREA: 3,516 SF**

- › 3 fully developed floors with multiple offices per floor
- › Situated on a corner lot
- › Retains some of its earlier characteristics and features, then combines them with modern finishing and a layout which is functional for office or potentially other commercial uses.
- › 12+ paved parking stalls;
- › Metered parking on 2 sides;
- › Air conditioned;
- › Very well-kept and nicely finished



# FLOOR PLAN

48th Ave  
Red Deer, AB



## 5216 48 Ave, Red Deer, AB

Main Floor Total Exterior Area 1296 sq ft  
Total Interior Area 1239 sq ft



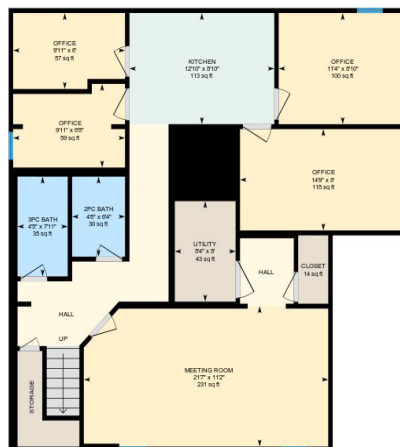
## 5216 48 Ave, Red Deer, AB

2nd Floor Total Exterior Area 1070 sq ft  
Total Interior Area 1018 sq ft



## 5216 48 Ave, Red Deer, AB

Basement Total Exterior Area 1120 sq ft  
Total Interior Area 1068 sq ft



\*Diagrams may not be accurate or to scale



## Central Alberta's Ambassador for Commercial Real Estate



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