

5450 & 5310 53rd Ave | 5315 54th Street

RED DEER, AB



FOR SALE | Railyards Assembly

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Colliers

Accelerating Success.

Property Overview

ADDRESS	5310 53 Avenue, Red Deer, AB 5450 53 Avenue, Red Deer, AB 5315 54 Street, Red Deer, AB
LEAGAL DESCRIPTION	Plan ; 72NY Lot 4 Plan ; 1125032 Block ; 5 Lot ; 14 Plan ; 5879HW Block ; 4 Lot ; 9
LOCATION	Central Red Deer / Downtown West, immediately east of Gaetz Avenue (Highway 2A)
ASKING PRICE	5310 & 5450 53 Avenue: \$1,275,000.00 5315 54 Street: \$425,000.00
PROPERTY TAX	\$45,679.00 (est. 2025)
SIZE	5310 & 5450 53 Avenue: ± 2.33 Acres 5315 54 Street: ±5,200 SF on 0.56 Acres
LOADING	1 Drive-In (10' x 12') 2 Drive-In (20' x 12')
POWER	200A, 120/240V (TBV)
ZONING	Direct Control 28 (DC(28)) District – Downtown / Gaetz Corridor
AVAILABLE	Immediately

KEY HIGHLIGHTS



Central Location
With Surrounding
Established Retail
& Service Uses



Surface Parking



Easy Access
to Gaetz Ave
(Highway 2A)

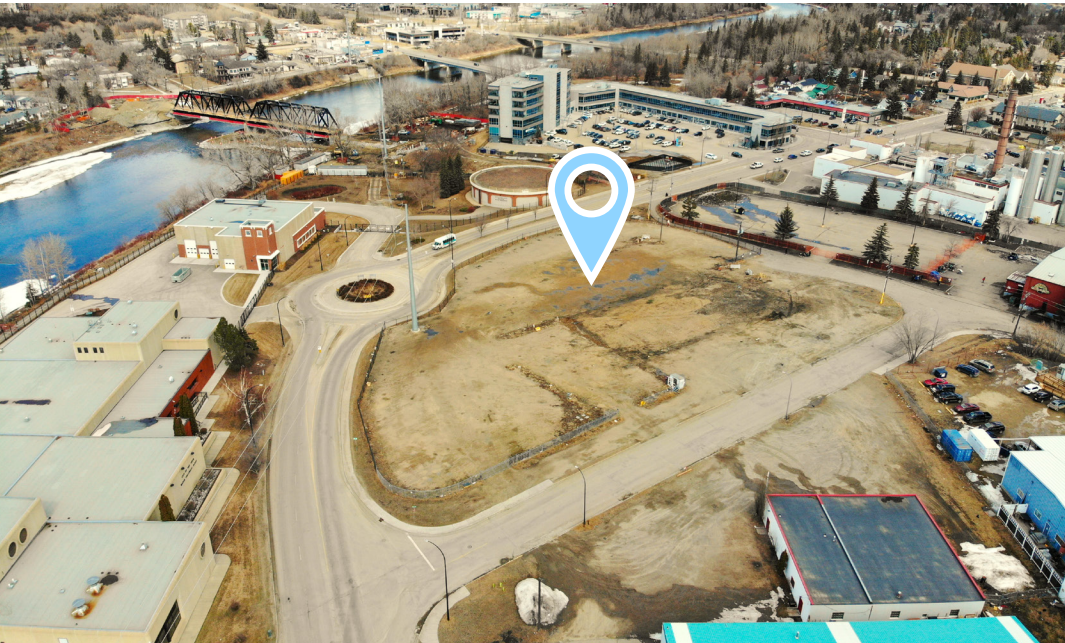


Strong Exposure
Along 53 Ave &
54 St

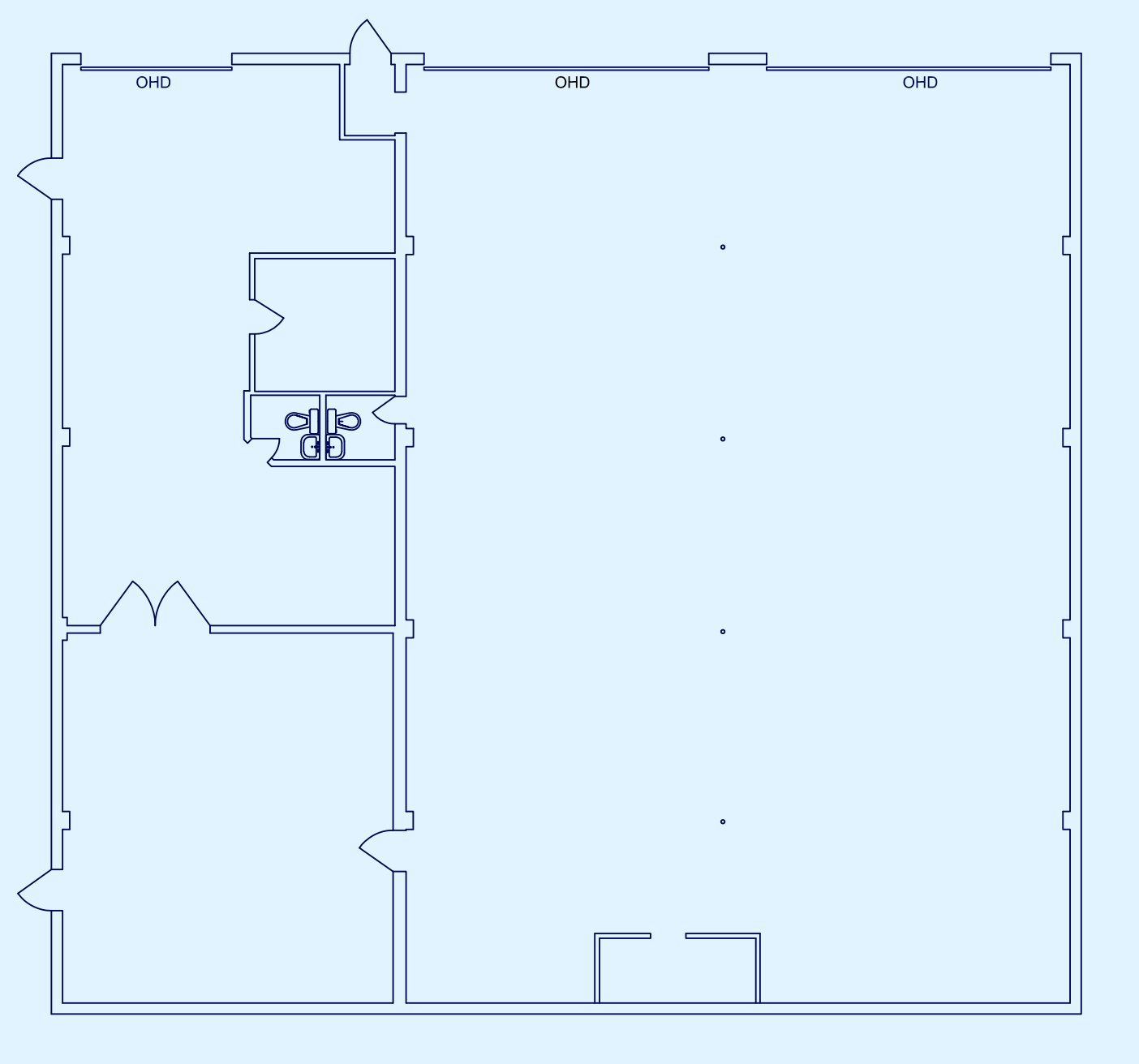


Multi-Parcel Assemblage

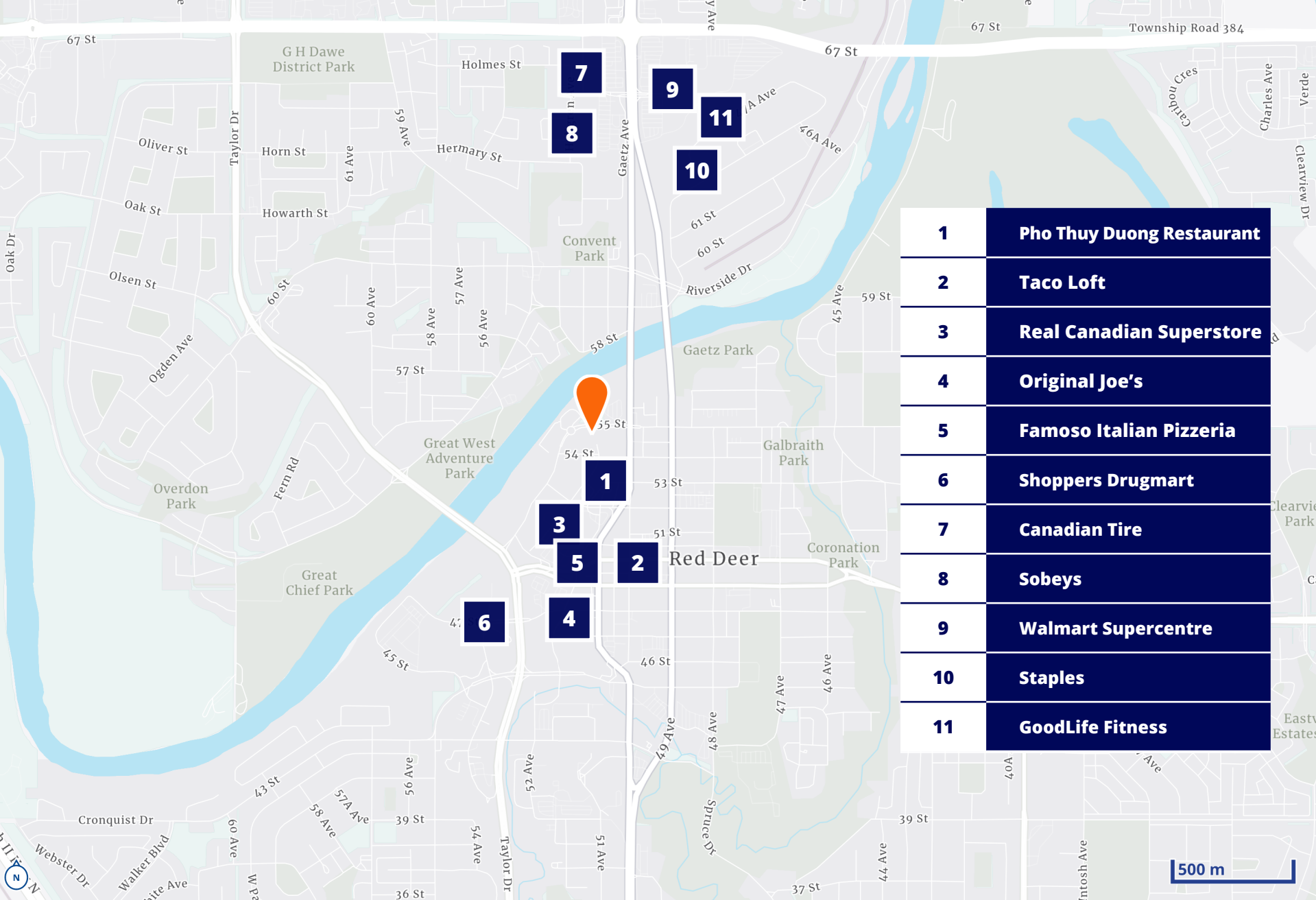
Photo Gallery



Floorplan



Location Overview



1	Pho Thuy Duong Restaurant
2	Taco Loft
3	Real Canadian Superstore
4	Original Joe's
5	Famoso Italian Pizzeria
6	Shoppers Drugmart
7	Canadian Tire
8	Sobeys
9	Walmart Supercentre
10	Staples
11	GoodLife Fitness

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VIEW LISTING



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