

# \$10 - 4812 50 Avenue, Red Deer

MLS® #A1012146

## \$10

0 Bedroom, 0.00 Bathroom,  
Commercial on 0 Acres

Downtown Red Deer, Red Deer, Alberta

Looking for a building with character to house your business? Look no further! Located in the heart of "Little Gaetz" this property was built in 1938 and was the home of Mitchell and Jewell for many years. The most recent owner ( since 1995) has operated the business Comforts of the Sole from this location. The owner recently retired and the location is now ready for its next chapter as retail or office space.

The main floor has lots of natural light from east facing retail windows; original pine wood floors, exposed brick walls (Original Piper Creek Bricks), high T Bar ceiling height is 11 ft 6 inches, tracking and accent lighting with some fluorescents. -current layout is wide open in front with one washroom, one change room and open storage area at the rear. A full basement provides for additional storage area.

Property has been well maintained by current owners; recent face lift to the store in 2013 adding stucco to the front facade and the installation of a covered retractable awning (motorized) over the enlarged people friendly sidewalk. New roof membrane in 2011 and rooftop Air conditioning unit also added.

Property is also available for purchase MLS A1011944

Built in 1938

## Essential Information



MLS® #	A1012146
Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	1938
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	4812 50 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 4A5

### **Amenities**

Utilities	See Remarks
Parking Spaces	1
Parking	Stall, Alley Access, Off Street, Parking Pad

### **Interior**

Interior Features	See Remarks
Heating	Floor Furnace, Forced Air, Natural Gas

### **Exterior**

Exterior Features	Awning(s)
Roof	Asphalt, Membrane
Construction	Brick, Stucco, Wood Frame
Foundation	Concrete

### **Additional Information**

Days on Market	80
Zoning	C-1 Downtown

### **Listing Details**

Listing Office	Sundance Realty (Commercial)
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