

# \$16 - 4626 49 Street, Red Deer

MLS® #A1228459

## \$16

0 Bedroom, 0.00 Bathroom,  
Commercial on 0 Acres

Downtown Red Deer, Red Deer, Alberta

It's time to open or relocate your business to this pristine high traffic property in Red Deer. Only a few steps from the downtown core this property boasts features you can only wish for when running your business. 9 included parking stalls on newer pavement. Tread lot to allow for that safe and comforting feeling while still being in the city. High exposure to busy 49th street traffic. 2 offices, welcoming reception/display/salon area. 3 season front porch for meeting with client or additional waiting area. Large lunch/kitchen area for your staff. Tons of storage both upstairs and downstairs. The previous 2 tenants have been hair salons. The hair washing stations inside the property can stay if needed. Building could easily be modified to add more office space if needed. NNN's are estimated at \$4.55/sq.ft. for 2022 \*\* POSSIBLE PURCHASE OPTION AVAILABLE\*\*

Built in 1910

## Essential Information

MLS® #	A1228459
Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	1910
Type	Commercial
Sub-Type	Retail
Status	Active



## **Community Information**

Address	4626 49 Street
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 1T5

## **Additional Information**

Date Listed	June 9th, 2022
Days on Market	68
Zoning	C-1

## **Listing Details**

Listing Office	Courtesy Of Century 21 Advantage
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