

# FOR SALE

4717 - 4721 GAETZ AVE  
RED DEER, AB





## About the Property

Located on a prominent corner lot in downtown Red Deer, this investment and redevelopment property offers stable income with future upside. The building is fully leased until 2028 and comprises two units totaling approximately 7,500 sq.ft.

Unit 4721 (6,000 sq.ft.) underwent a full interior renovation in 2011, including new electrical service (120/208V, 600 amp, 3-phase), HVAC rooftop units, barrier-free washroom, updated finishes, and an overhead door, with a façade update completed in 2023. Unit 4717 (1,500 sq.ft. +/-) was also renovated in 2011 and includes upgraded insulation, forced air furnace, and a new washroom.

The site is zoned C1 - Central/Downtown Commercial District, allowing for a range of commercial and mixed-use redevelopment options. Additional features include three on-site parking stalls, exterior electrical plug, hose bib, and automated exterior lighting. This offering combines secure tenancy with long-term redevelopment potential in a central location.

# PROPERTY Details

## LEGAL DESCRIPTION

Plan K, Block 20, Lots 9-11

## SITE SIZE

0.22 Acres

## BUILDING SIZE

7,500 SF

## LOCATION

Downtown

## ZONING

C1 - Central/Downtown Commercial District

## SALE PRICE

\$1,450,000

## PROPERTY TAXES

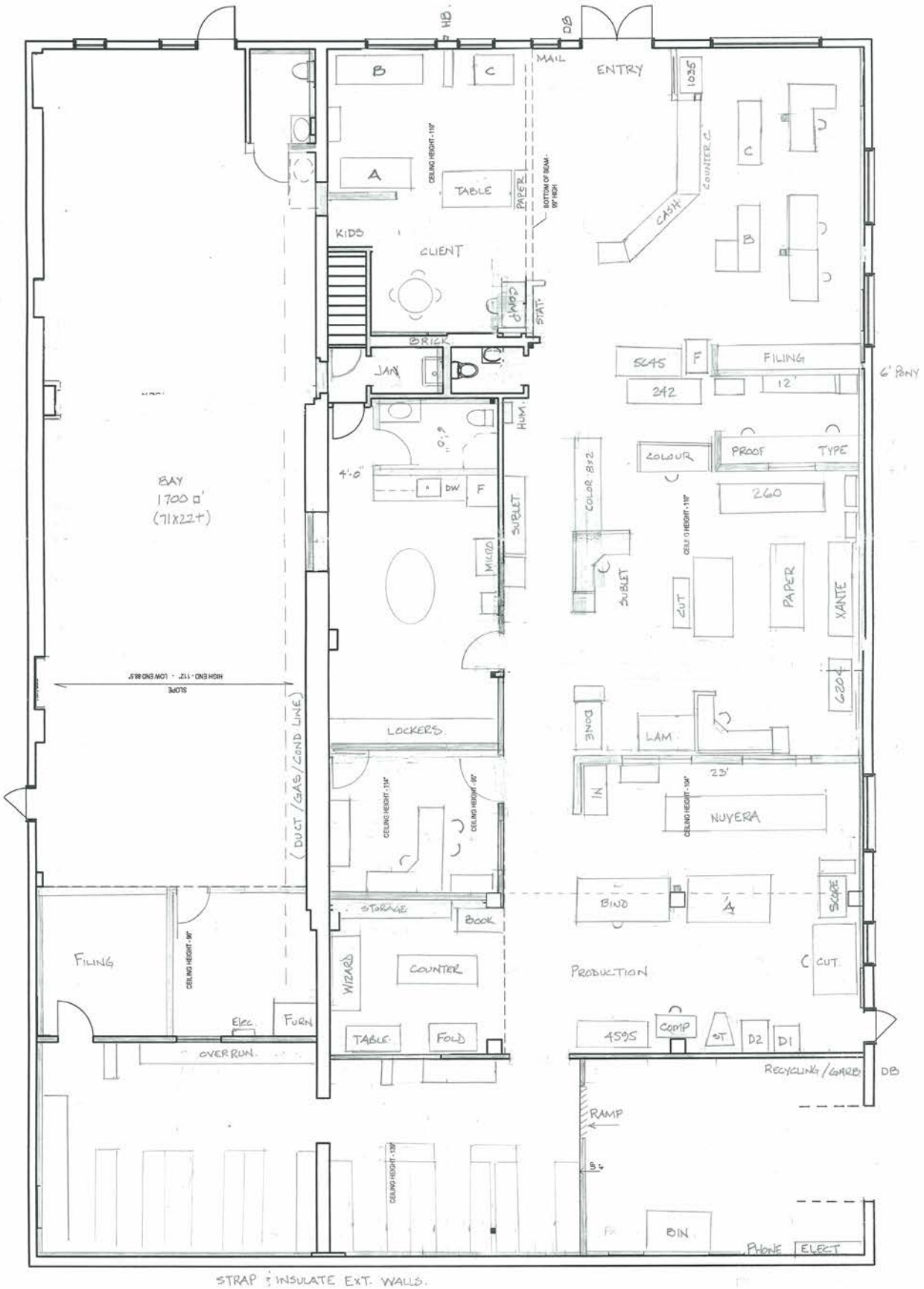
\$14,803 (2025)

## POSSESSION

Negotiable



# Floor Plan





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