



FOR SALE

4909 48 Street

Red Deer, AB



#103, 4315 - 55 Avenue
Red Deer, AB T4N 4N7
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PROPERTY OVERVIEW

This 0.19-acre commercial development site offers a rare opportunity to acquire a strategically located parcel in the heart of Downtown Red Deer. Zoned C-1 City Centre Commercial, the property provides flexible redevelopment potential for a variety of office, retail, commercial and mixed-use concepts, subject to municipal approvals.

Positioned within Red Deer's downtown core, the site benefits from strong visibility, pedestrian activity and convenient access to major transportation routes, including nearby Gaetz Avenue. The property is within walking distance of City Hall, the downtown transit terminal, restaurants, retail, professional services and other civic and commercial amenities.

Neighbouring businesses and institutions include Servus Credit Union, Red Deer Justice Centre, Schnell Hardy Jones LLP and Red Deer City Hall, contributing to an established professional and commercial setting.

The C-1 zoning provides potential for a range of redevelopment concepts, including office, retail, mixed-use residential and commercial development, and apartment or condominium projects, subject to City approval. With limited development land available in the downtown core, the property represents an opportunity for developers, investors or owner-users looking to establish a presence in a central, highly accessible location.

PROPERTY DETAILS

LOCATION

Downtown

LEGAL DESCRIPTION

Plan K, Block 20, Lots 18-20

SITE SIZE

0.19 Acres

ZONING

C1 - City Centre Commercial

SALE PRICE

\$250,000

POSSESSION

Immediate

SALE TERMS

Sale is subject to a Commitment to Develop in accordance with the terms and conditions of the Purchase and Sale Agreement.

Important Notice: The City reserves the right not to proceed with a sale where submitted offers do not satisfy the established evaluation criteria or align with broader community objectives.



Central Alberta's Ambassador for Commercial Real Estate



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