

FOR SALE/LEASE

5216 48TH AVENUE
RED DEER, AB



SALE PRICE REDUCED



About the Property

Located on a prominent corner lot in downtown Red Deer, directly across from the Canada Games Celebration Plaza, this freestanding building offers a rare opportunity for office or commercial use. Originally built in 1952 as a residence, it has been professionally converted and features a blend of original character and modern finishes throughout.

The property offers approximately 3,516 SF across three fully developed levels, including a professionally finished basement (2017). The main floor (1,296 SF) includes four rooms/offices—one suitable for reception—along with a kitchenette and washroom. The second floor (1,070 SF) has four additional offices and a second washroom. The basement (~1,150 SF) features a boardroom, four offices, a second kitchenette, and two washrooms.

Building Features:

- › Multiple offices on each floor
- › 12 paved on-site parking stalls
- › Metered street parking on two sides
- › Air conditioned
- › Well-maintained and nicely finished
- › Combination of original character and modern updates
- › Functional layout for office or commercial use

In total: 10+ rooms/offices, 4 washrooms, 2 kitchenettes, and a boardroom. Located near a variety of downtown amenities.

Tenant Improvement Allowance incentive for qualified Tenants as follows:

3-year lease: \$15,000 Tenant Improvement Allowance

5-year lease: up to \$25,000 Tenant Improvement Allowance

**The asking lease rate reflects Year 1 of a long-term agreement.*

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LEGAL DESCRIPTION

Plan: K, Block: 30, Lot: 21, 22 & portion of 23

BUILDING SIZE

3,516 SF (approx.)

SITE AREA

7,038 SF

LOCATION

Downtown

ZONING

C-1 (City Centre) District

LEASE RATE

\$2,000/month*

ADDITIONAL RENT

\$815/month

SALE PRICE

~~\$369,000~~ **\$349,000**

PROPERTY TAXES

\$9,085 (2026)

POSSESSION

Immediate

Floor Plans

Main Floor



Second Floor



Basement







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