

\$1,775,000 - 4915 & 4926 54 Street, Red Deer

MLS® #A2214635

\$1,775,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.37 Acres

Downtown Red Deer, Red Deer, Alberta

Click brochure link for more details.

Exceptional opportunity for acquisition in the vibrant heart of Red Deer. This three-story office building presents an ideal investment or business relocation prospect, boasting a prime location and an abundance of amenities at its doorstep. Situated within walking distance to the Red Deer River, this property enjoys proximity to a wealth of conveniences, including dining establishments and retail outlets. Directly located off Gaetz Avenue ease of access is a hallmark of the Commerce Court Building, with seamless connections to major thoroughfares facilitating effortless commuting for tenants and clientele. This well-appointed property features 16 underground parking stalls and an additional 63 surface stalls, providing ample parking solutions for staff and guests. A secured front entrance ensures peace of mind and enhanced security for occupants and assets within the premises. The third floor of the building is a turn-key business centre, offering convenient solutions for businesses looking for ready-to-use office space.



Property Overview

| | |
|---------------|--|
| Civic Address | 4915 & 4926 54 th Street, Red Deer, Alberta |
| Legal Address | Plan K; Block 14; Lot X 19-20 Plan K; Block 13; Lot 39-41 |
| Location | Downtown |
| Total Area | ±27,401 SF |
| Site Size | ±0.64 |
| Year Built | 1980 |
| Zoning | C1 - Commercial (City Centre) |
| HVAC | Rooftop Units |
| Parking | 16 Underground Stalls 63 Surface Stalls |
| Tenants | Vacant on Closing |
| Assessment | \$3,008,500.00 (2024) |
| Taxes | \$58,302.00 (est.2024) |
| Asking Price | \$2,500,000.00 \$2,250,000.00 (\$91.24 PSF) |
| Available | Immediately |



Easy access to major thoroughfares



Close proximity to restaurants and coffee shops



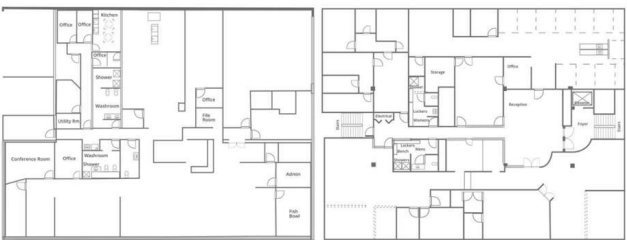
16 underground parking stalls



Walking distance to the Red Deer river



Floor Plans



First Floor

Second Floor

Built in 1980

Essential Information

| | |
|-----------|-------------|
| MLS® # | A2214635 |
| Price | \$1,775,000 |
| Bathrooms | 0.00 |

| | |
|------------|------------|
| Acres | 0.37 |
| Year Built | 1980 |
| Type | Commercial |
| Sub-Type | Office |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 4915 & 4926 54 Street |
| Subdivision | Downtown Red Deer |
| City | Red Deer |
| County | Red Deer |
| Province | Alberta |
| Postal Code | T4N 2G7 |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 107 |
| Zoning | C1 |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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