

# FOR SALE

## 0.60 Acre VACANT LOT

4827 to 4839 - 52nd Street  
Downtown Red Deer, AB T4N 2C6



### PROPERTY HIGHLIGHTS

- 22,440 sq ft Development Site on 49th Avenue (HWY 2A)
- Average Traffic Volumes of 11,000+/- Vehicles Per Day
- Zoned C1 - Commercial - City Centre District
- HIGH VISIBILITY on Gaetz Avenue / HWY 2A (49th Avenue)
- A multitude of development opportunities with Extensive Exposure for a commercial/retail, residential high-rise or a residential/commercial mixed-use low to high-rise building
- Parking Income

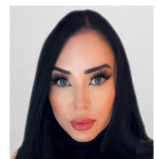


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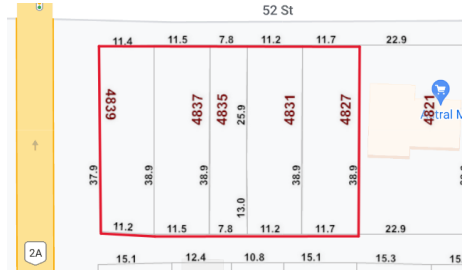
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All Stars Realty Ltd.

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## 0.60 Acre VACANT LOT

4827 to 4839 52nd STREET  
RED DEER, AB T4N 2C6

Legal Description	- Lots 34-40 Block 29, Plan K
Available Area	- 22,440 Square Feet
Parking	- 85+/- stalls
Taxes	- \$16,800+/- 2023
Lot Size	- 0.60 acres
Sale Price	- \$1,200,000
Zoning	- C1



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