

# FOR SALE

## OFFICE BUILDING

4836 - 51 Street  
Downtown Red Deer, AB T4N 2A5



### PROPERTY HIGHLIGHTS

- Freestanding Office Building
- 9 Private Interior Offices, 2 Executive Reception Areas, Staff/Lounge Area, Coffee Center
- Ample Street Parking
- Direct Exposure to Upwards of 11,000 Vehicles Per Day Along 49 Ave (HWY 2A)
- Highly Visible, Excellent Exposure
- Zoned C1 which will Accommodate a Large Variety of Business Models



### CONTACT US

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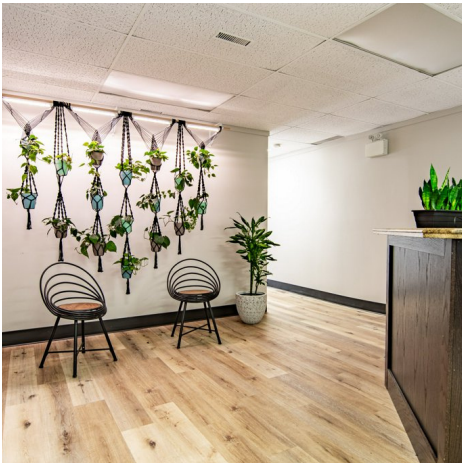
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Legal Description	- Lot 3 & 4, Block 29, Plan K
Available Area	- 2900 Square Feet
Parking	- Ample
Taxes	- \$7,900 - 2023
Lot Size	- 41 x 127 Feet
Sale Price	- \$675,000



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