

# FOR SALE

## OFFICE BUILDING

4840 - 51 Street

Downtown Red Deer, AB T4N 2A5



### PROPERTY HIGHLIGHTS

- Freestanding Historical Office Building
- 14 Private Interior Offices, Board Room, Executive Reception Area, Coffee Center, Lounge Area
- Ample Street Parking
- Direct Exposure to Upwards of 11,000 Vehicles Per Day Along 49 Ave (HWY 2A)
- Highly Visible, Excellent Signage Exposure
- Zoned C1 which will Accommodate a Large Variety of Business Models and New Development Options



### CONTACT US

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**CENTURY 21.**  
All Stars Realty Ltd.

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Legal Description	- Lot 1 & 2, Block 29, Plan K
Available Area	- 3200 Square Feet
Parking	- Ample
Taxes	- \$5,000 - 2023
Lot Size	- 49 x 127 Feet
Sale Price	- \$695,000



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