

# \$630,000 - 4610 48 Avenue, Red Deer

MLS® #A2262744

**\$630,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.15 Acres

Downtown Red Deer, Red Deer, Alberta

Great opportunity to own this strategically located turn key office space on the edge of downtown, with close proximity to Red Deer city hall and the new courthouse. Currently being occupied as a law office, this C1 zoned commercial property (50X130FT LOT) is ideal for any number of business opportunities. Up to 11 offices with open reception area. Parking in the rear and off street (up to 11 stalls). Wheel chair accessible. A great opportunity at an affordable price. Relatively quick possession is available.

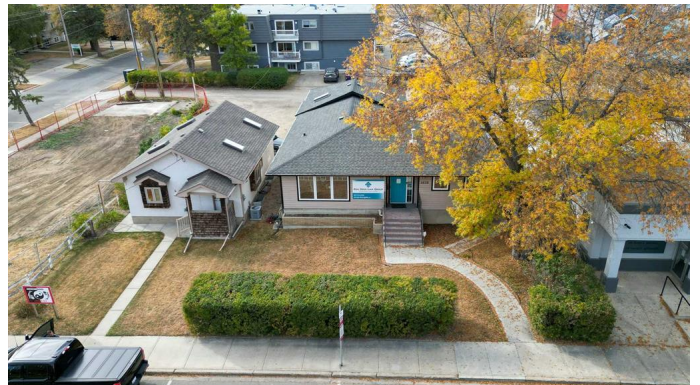
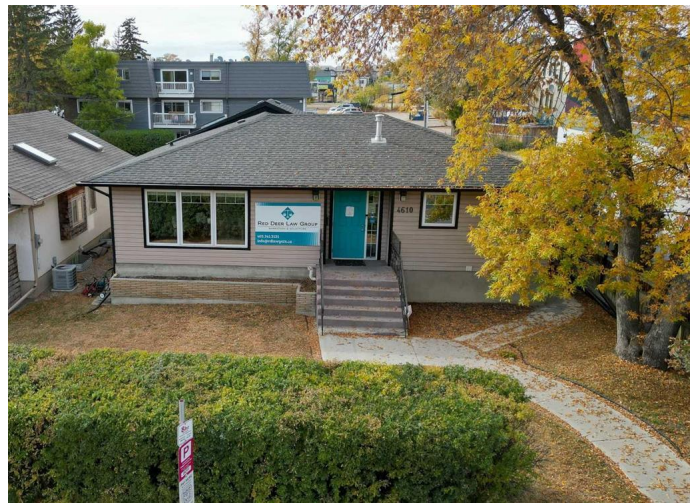
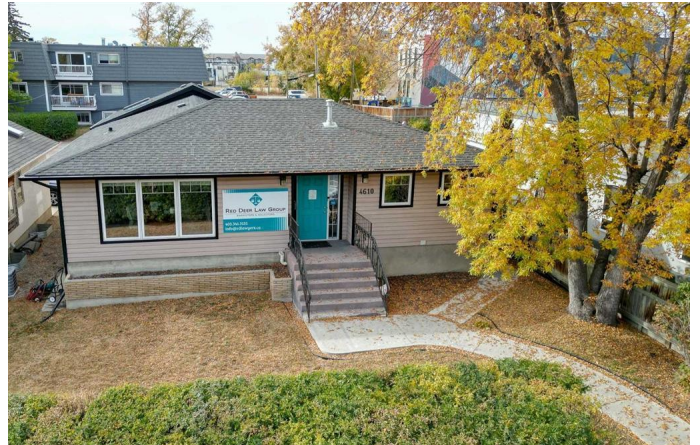
Built in 1956

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2262744   |
| Price      | \$630,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.15       |
| Year Built | 1956       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4610 48 Avenue    |
| Subdivision | Downtown Red Deer |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |



|             |         |
|-------------|---------|
| Postal Code | T4N 3S9 |
|-------------|---------|

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
|-----------|--------------------------------------------------------------------------------|

|                |    |
|----------------|----|
| Parking Spaces | 11 |
|----------------|----|

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                           |
|--------------|-------------------------------------------|
| Construction | Concrete, Vinyl Siding, Wood Frame, Mixed |
|--------------|-------------------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 8th, 2025 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 30 |
|----------------|----|

|        |     |
|--------|-----|
| Zoning | C-1 |
|--------|-----|

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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