

# \$12 - 170, 4828 53 Street, Red Deer

MLS® #A2180128

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.04 Acres

Downtown Red Deer, Red Deer, Alberta

1,320 sq ft retail or office space in the Watson Centre downtown - end unit close to 49 Ave with excellent exposure to high traffic volumes.

Lots of windows, and signage facing 49 Avenue and 53 Street. Ample parking at rear. Property is vacant. Common area costs are budgeted at \$7.50/sq ft/year and include building insurance, taxes, exterior maintenance, parking lot maintenance and common area utilities. Tenant's heat and power are separately metered.

Built in 2004

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2180128   |
| Price      | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 0.04       |
| Year Built | 2004       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 170, 4828 53 Street |
| Subdivision | Downtown Red Deer   |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4N 2E8             |



**Interior**

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

**Exterior**

|            |                     |
|------------|---------------------|
| Roof       | Flat Torch Membrane |
| Foundation | Poured Concrete     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2024 |
| Days on Market | 295                 |
| Zoning         | C1                  |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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