

For Sale



3113

49 Avenue, Red Deer

Blair McArthur

Associate Vice President

403 391 0669

blair.mcarthur@colliers.com



Property Overview

Municipal Address 3113 49 Avenue, Red Deer

Size ±0.80 Acres

Zoning Major Arterial Commercial (C4)

Sale Price \$1,200,000

Taxes \$22,375 (est. 2024)

Services Full Municipal

Available Immediately

Highlights

- Rare commercial sale opportunity located directly off Gaetz Avenue & 32nd Street
- Ideally situated between residential communities, commercial development, & major retailers
- Minutes away from the newly renovated and expanded Red Deer Resort & Casino
- Unique central location provides access to Red Deer's major thoroughfares
- Immediate neighbors include Central AB Co-Op, Triple O's, Fas Gas Plus, Boston Pizza, Dental Clinics, Dealerships & more

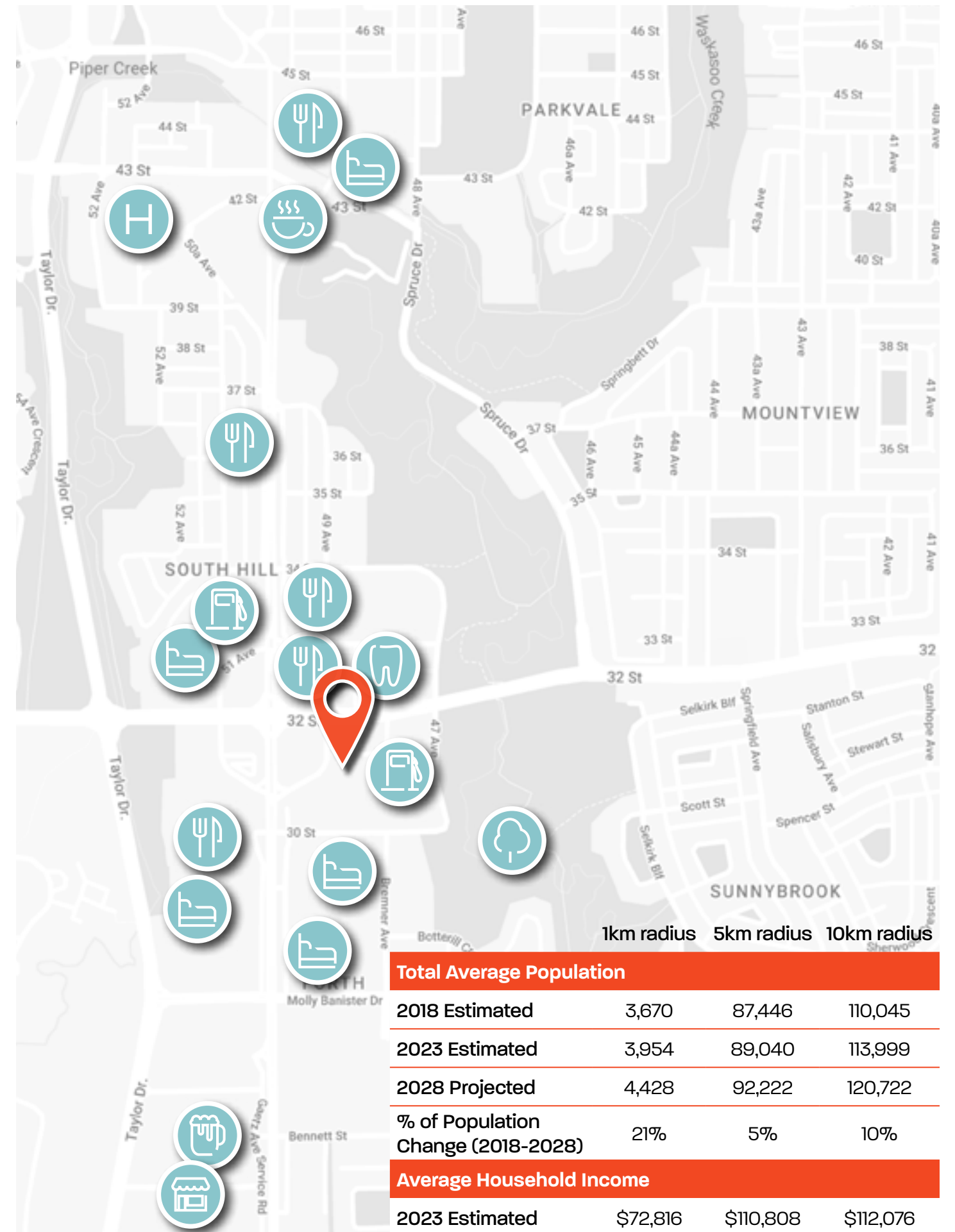
Permitted Uses

- Business Support Services
- Drive-Through
- Government Services
- Health & Medical Services
- Hotel
- Lease Bay Building
- Merchandise Sale & Rentals
- Mixed-Use Building
- Professional Office
- Restaurant
- Supportive Living Accommodations

Discretionary Uses

- Apartment
- Day Care Facility
- Funeral Home
- Home Occupation Minor
- Microbrewery
- Outdoor Storage
- Parking Lot
- Parking Structure
- Warehouse

Sample of permitted & discretionary uses. Please see full zoning for more information.





3113

49 Avenue, Red Deer

Blair McArthur
Associate Vice President
403 391 0669
blair.mcarthur@colliers.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.