



4915 & 4926 54th Street, Red Deer, Alberta

Commerce Court Building For Sale

Blair McArthur

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Property Overview

Civic Address	4915 & 4926 54 th Street, Red Deer, Alberta
Legal Address	Plan K ; Block 14 ; Lot X 19-20 Plan K ; Block 13 ; Lot 39-41
Location	Downtown
Total Area	±27,401 SF
Site Size	±0.64
Year Built	1980
Zoning	C1 - Commercial (City Centre)
HVAC	Rooftop Units
Parking	16 Underground Stalls 63 Surface Stalls
Tenants	Vacant on Closing
Assessment	\$3,008,500.00 (2024)
Taxes	\$58,302.00 (est.2024)
Asking Price	\$2,500,000.00
	\$2,250,000.00
	\$1,999,000.00
	\$1,775,000.00
	\$1,000,000.00
Available	Immediately



Easy access to major thoroughfares



Close proximity to restaurants and coffee shops



16 underground parking stalls



Walking distance to the Red Deer river



Well maintained exterior



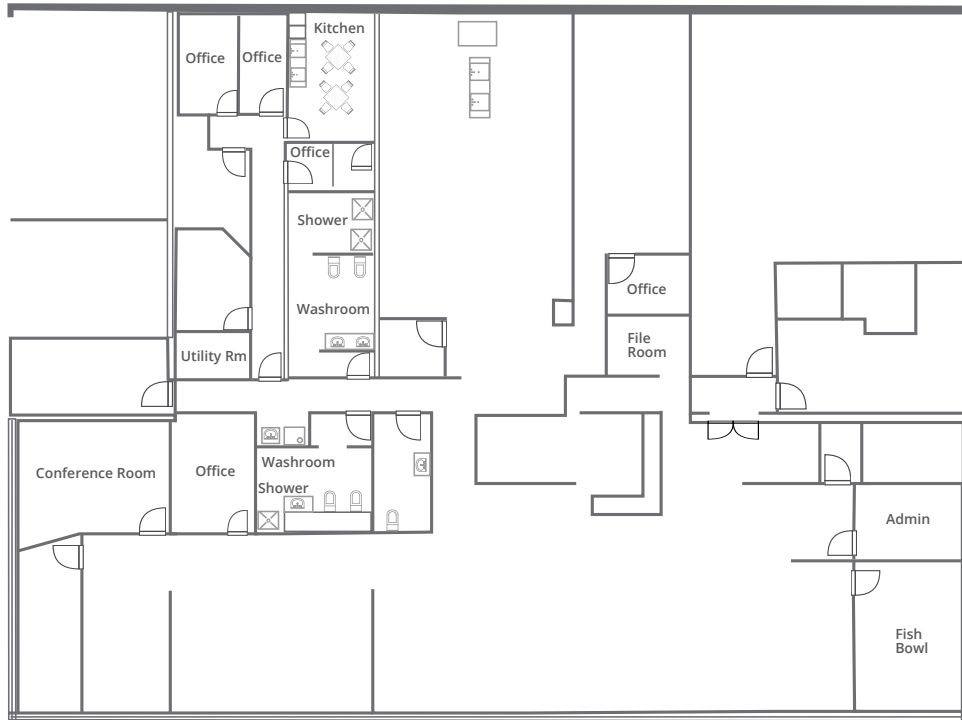
Underground parking



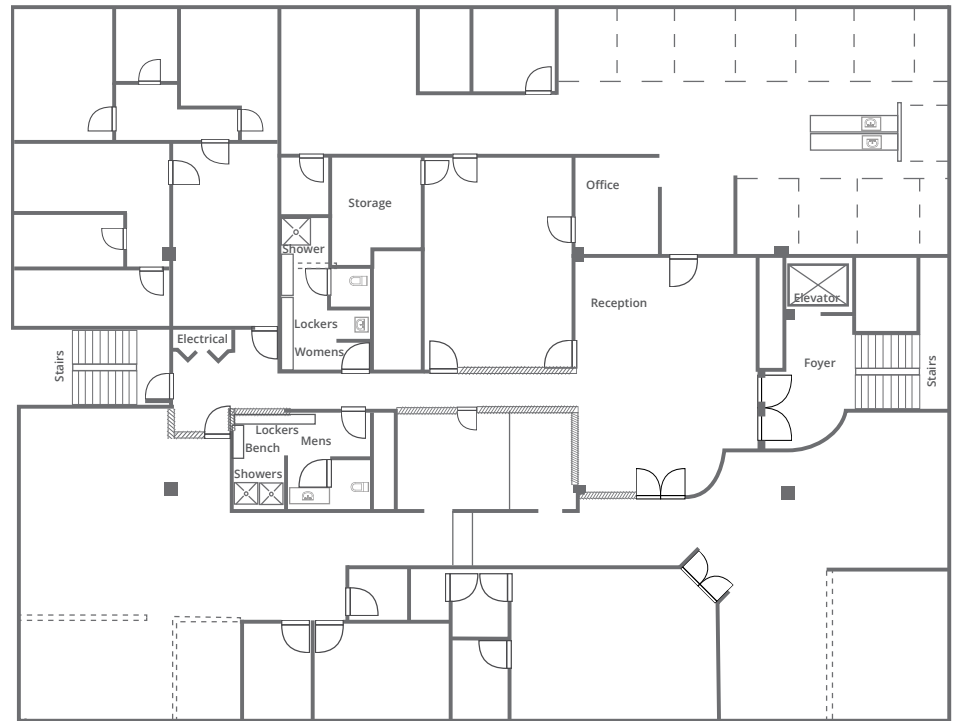
Three storey office



Floor Plans

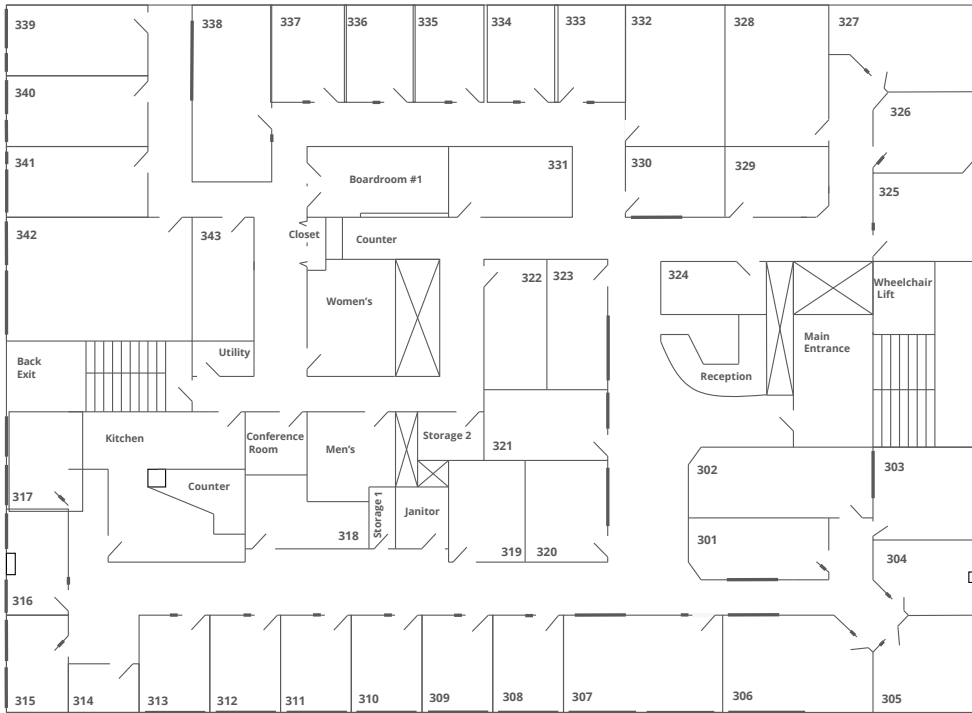


First Floor



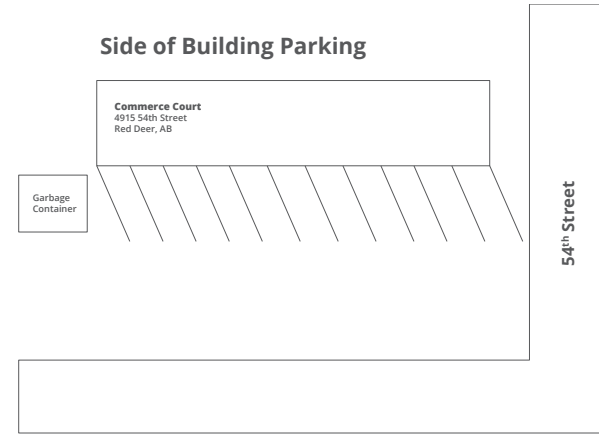
Second Floor

Floor Plans

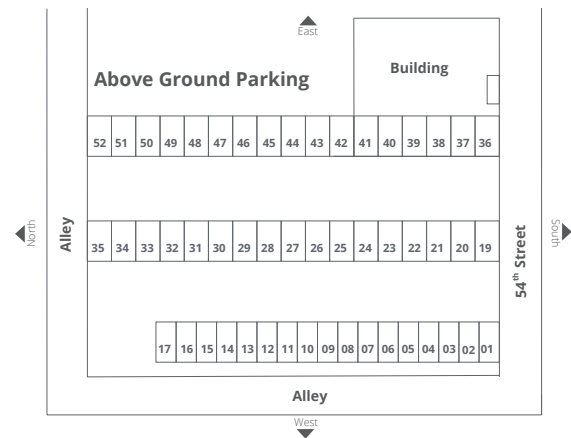
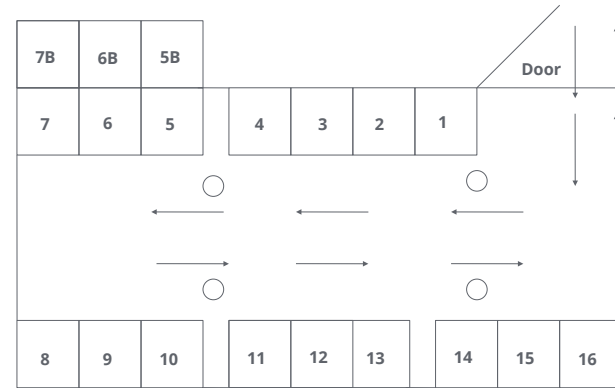


Turn-key business centre

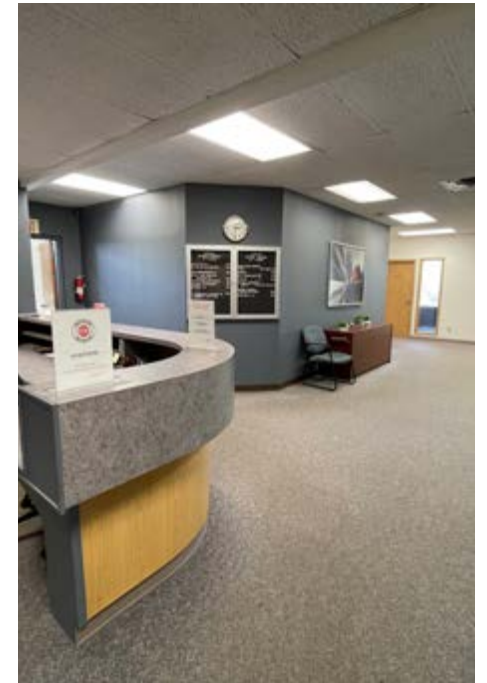
Third Floor



Underground Parkade



Parking





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