

4711 - 51 AVENUE, RED DEER, AB

RECEIVERSHIP SALE



LIST PRICE

\$4,200,000

42,091 sf commercial property prominently situated along the 51st Avenue arterial in the heart of Downtown Red Deer



**AVISON
YOUNG**

PROPERTY SUMMARY

| | |
|--------------------------|---|
| Municipal Address | 4711 – 51 Avenue, Red Deer, AB |
| Year Built | 1962; 1969 (Renovated); 1977 (2-Storey Addition) |
| Zoning | C-1 - Commercial (City Centre) District |
| Site Size | 0.96 acres |
| Building Area | 42,091 sf <i>(gross area as per most recent building measurements)</i> |
| Parking | +/- 25 paved surface stalls <i>(potential for up to 36 upon relocation/removal of daycare playground area)</i> |

Recent Improvements

Approximately **\$2.48M invested** in capital improvements throughout the Property, including:

- Comprehensive renovation of the north retail-oriented wing, including new glazing and upgraded exterior finishes
- Significant lobby and corridor upgrades
- Electrical upgrades throughout the building
- New sprinkler system installed servicing the +/- 7,600 sf daycare area and corridors
- New concrete sidewalks, exterior repairs, and full exterior repainting
- Extensive daycare tenant improvements



INVESTMENT HIGHLIGHTS



Lease-Up Opportunity

The Property presents a meaningful value-add opportunity to increase cash flow through future lease-up at market rental rates



Rare Parking Advantage

One of the select few buildings in the downtown core which offers its own private parking, plus additional metered parking is available on three sides of the Property, and a public parking lot across the street



Flexible Configuration

The Property's existing layout has the potential to support a diverse mix of retail, educational, medical, and service-commercial tenancy, enhancing long-term leasing flexibility and broadening the prospective tenant pool



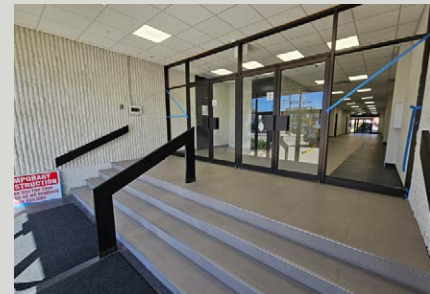
Broad Commercial Utility

The Property's flexible layout and C-1 – Commercial (City Centre) District zoning permit a broad range of commercial uses, positioning the asset to accommodate evolving tenant demand over time



Elevator Expansion Opportunity

Opportunity to add an elevator to broaden leasing potential, as well as the potential relocation of the daycare playground, which is currently situated on a portion of the on site owned surface included parking lot



★ Current state of progress on the north retail-oriented wing, with potential for future multi-tenant CRU bays upon completion

LOCATION OVERVIEW



High-Exposure Location

Strategically positioned along 51 Avenue in Downtown Red Deer, the Property benefits from exposure to over 9,500 vehicles per day along one of the city's primary commercial corridors, supporting strong visibility and branding opportunities.



Strong Regional Connectivity

The Property enjoys convenient access to Gaetz Avenue, Taylor Drive, and Highway 2, providing efficient connectivity throughout Red Deer



Amenity-Rich Setting

Surrounded by restaurants, retail amenities and professional services, the Property benefits from a highly walkable downtown environment that supports tenant convenience and occupancy appeal



Established Commercial Hub

Located within one of Central Alberta's primary commercial and service nodes, the surrounding area is supported by a diversified employment base and established residential neighbourhoods, reinforcing long-term demand fundamentals



AREA DEMOGRAPHICS (3KM)



6.50%
2020-2025
Population
Growth



43,567
2025
Population



4.80%
2025-2030
Population
Growth

NOTABLE TENANTS



H&R BLOCK

H&R Block Canada Inc. is a leading provider of tax preparation services in Canada, offering a wide range of solutions for individuals, small businesses, and self-employed professionals. With a nationwide network of retail offices as well as robust digital and do-it-yourself online platforms, the company serves millions of Canadians each year, helping them file accurate returns and maximize refunds. Known for its accessibility and customer support, H&R Block Canada combines in-person expertise with convenient virtual tools, including drop-off, remote filing, and mobile-friendly software. The company also provides year-round tax advice and financial services, positioning itself as a trusted resource for navigating Canada's evolving tax landscape.



Dream Start Daycare Inc., is a childcare provider focused on delivering safe, nurturing, and developmentally supportive environments for young children. The organization offers structured early learning programs designed to promote social, emotional, and cognitive growth while meeting the daily care needs of working families. Emphasizing a play-based learning approach, Dream Start Daycare fosters creativity, independence, and positive peer interaction under attentive supervision. With a commitment to quality care and a welcoming atmosphere, the centre serves as a trusted resource for families seeking reliable early childhood education and support in the Red Deer community.



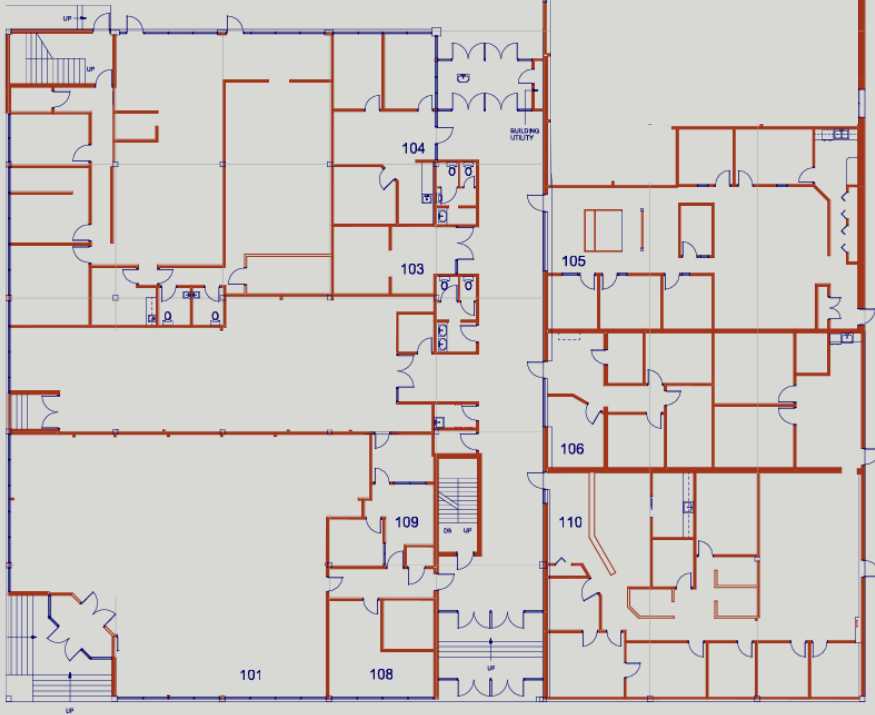
PATHWAYS HOME
Family Counselling

Pathways Home Family Counselling is a community-focused organization that provides supportive counselling services to individuals, couples, and families navigating personal challenges and life transitions. With an emphasis on strengthening relationships and promoting emotional well-being, the organization offers a range of services including family counselling, parenting support, trauma-informed care, and interventions for children and youth. Pathways Home is known for its compassionate, client-centered approach, working collaboratively with clients to build resilience, improve communication, and foster healthier home environments. Serving the Red Deer region, it plays an important role in enhancing mental health and family stability within the community.

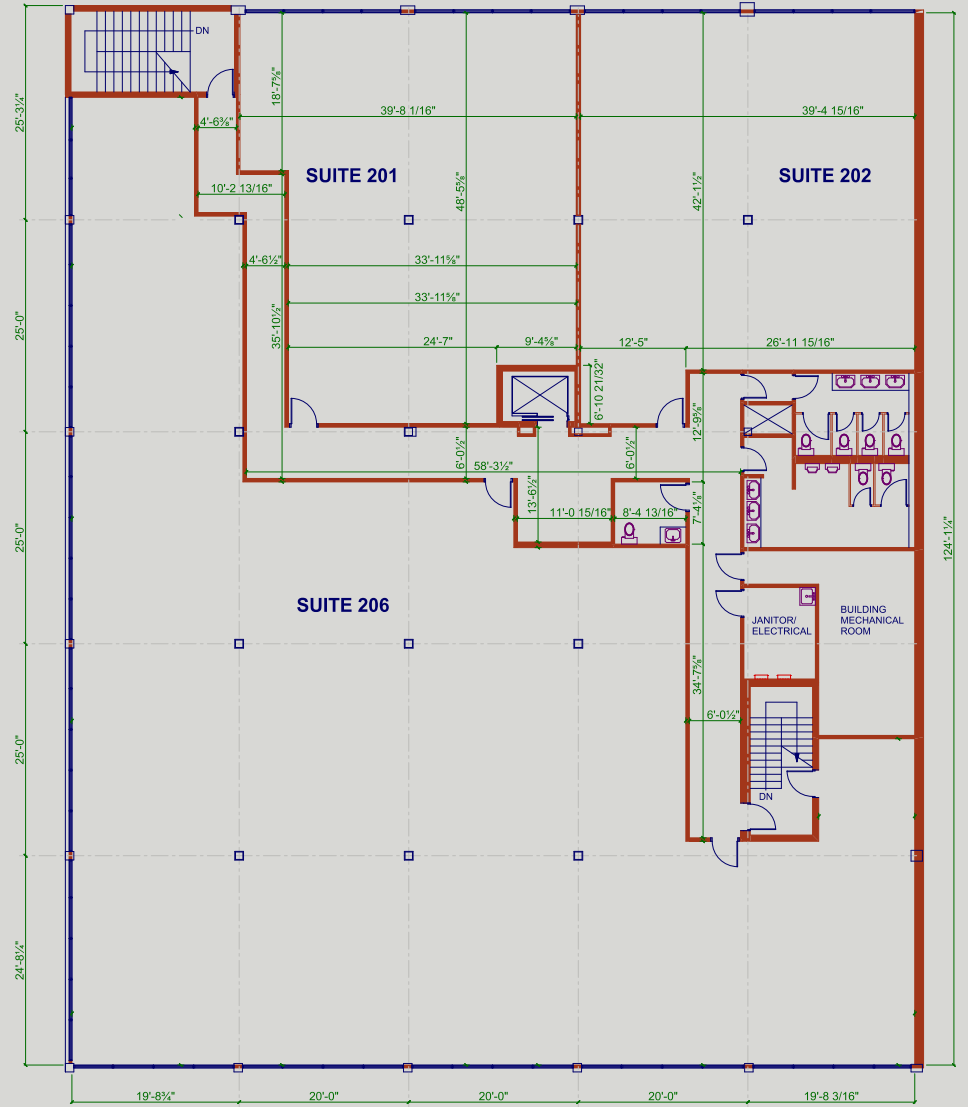


FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



Disclaimer: Above floor plans are for demonstration purposes only, the plans do not show all development as it exists and represent rough layouts based on current configuration

OFFERING PROCESS

Avison Young has been retained by Hudson & Company Insolvency Trustees Inc. in its capacity as Court-Appointed Receiver and Manager of Alpine Property Group Inc. (the "Receiver") on an exclusive basis to arrange for the offering and sale of a 100% interest in the subject property (the "Property") on an "as-is, where-is" basis. The Property is being offered for sale at a list price of **\$4,200,000**.

Following the execution of the Receiver's confidentiality agreement, Avison Young will provide qualified prospective purchasers with access to limited additional information regarding the Property.

The Receiver has prepared a purchase offer template available to groups that are interested in submitting offering interest.

The Receiver reserves the right at its discretion to select a fixed date for submission of expressions of interest to purchase the Property. All offers are subject to approval by the Court of King's Bench of Alberta under this Court-monitored sale process.



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