

# \$1,775,000 - 4915 & 4926 54 Street, Red Deer

MLS® #A2214635

**\$1,775,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.37 Acres

Downtown Red Deer, Red Deer, Alberta

Click brochure link for more details.

Exceptional opportunity for acquisition in the vibrant heart of Red Deer. This three-story office building presents an ideal investment or business relocation prospect, boasting a prime location and an abundance of amenities at its doorstep. Situated within walking distance to the Red Deer River, this property enjoys proximity to a wealth of conveniences, including dining establishments and retail outlets. Directly located off Gaetz Avenue ease of access is a hallmark of the Commerce Court Building, with seamless connections to major thoroughfares facilitating effortless commuting for tenants and clientele. This well-appointed property features 16 underground parking stalls and an additional 63 surface stalls, providing ample parking solutions for staff and guests. A secured front entrance ensures peace of mind and enhanced security for occupants and assets within the premises. The third floor of the building is a turn-key business centre, offering convenient solutions for businesses looking for ready-to-use office space.



## Property Overview

|               |                                                              |
|---------------|--------------------------------------------------------------|
| Civic Address | 4915 & 4926 54 <sup>th</sup> Street, Red Deer, Alberta       |
| Legal Address | Plan K; Block 14; Lot X 19-20<br>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<br>\$2,250,000.00 (\$91.24 PSF)               |
| 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



## Floor Plans



First Floor

Second Floor

Built in 1980

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2214635    |
| Price     | \$1,775,000 |
| Bathrooms | 0.00        |

|            |            |
|------------|------------|
| Acres      | 0.37       |
| Year Built | 1980       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4915 & 4926 54 Street |
| Subdivision | Downtown Red Deer     |
| City        | Red Deer              |
| County      | Red Deer              |
| Province    | Alberta               |
| Postal Code | T4N 2G7               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 150              |
| Zoning         | C1               |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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