

\$399,900 - 4926 45 Street, Red Deer

MLS® #A2249569

\$399,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.14 Acres

Downtown Red Deer, Red Deer, Alberta

Great location! Centrally located beside the Central Alberta Realtor's Association, the fire hall, and across from a busy mall and Fresco, this is a great spot for your business. The building has 4 offices, 2 washrooms, a waiting area with lots of windows, a reception area, and a partially developed basement. There are 10 parking spaces to the side and rear, of which 6 are rented at \$360 a month . The property is in very good condition and is perfect for a chiropractor, accountant, lawyer, retail, salon, restaurant, and more. Zoned C-1. Furnace and air ducts serviced in 2024. Sewer Lines cleaned also in 2024.

Built in 1946

Essential Information

MLS® #	A2249569
Price	\$399,900
Bathrooms	0.00
Acres	0.14
Year Built	1946
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4926 45 Street
Subdivision	Downtown Red Deer
City	Red Deer



County	Red Deer
Province	Alberta
Postal Code	T4N 1K6

Amenities

Parking Spaces	10
----------------	----

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Exterior

Lot Description	Back Lane, Landscaped, Near Public Transit, Near Shopping Center, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding

Additional Information

Date Listed	August 18th, 2025
Days on Market	35
Zoning	C-1

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.