

FOR SALE

5407 49 AVENUE

Red Deer, Alberta

±17,775 SF (\$53.45/SF) FOR SALE

SALE PRICE: \$950,000

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 **CUSHMAN &
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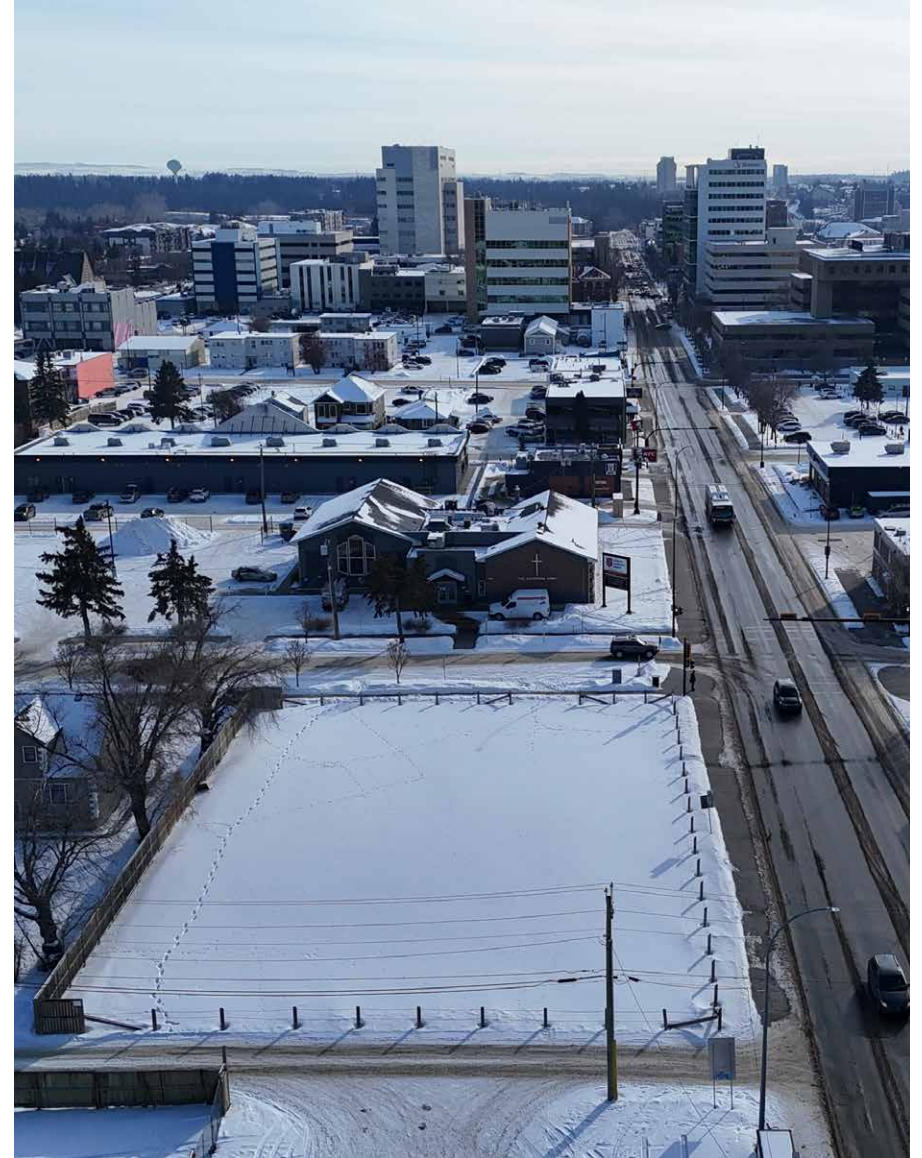
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AERIAL



PROPERTY PHOTOS



PROPERTY HIGHLIGHTS

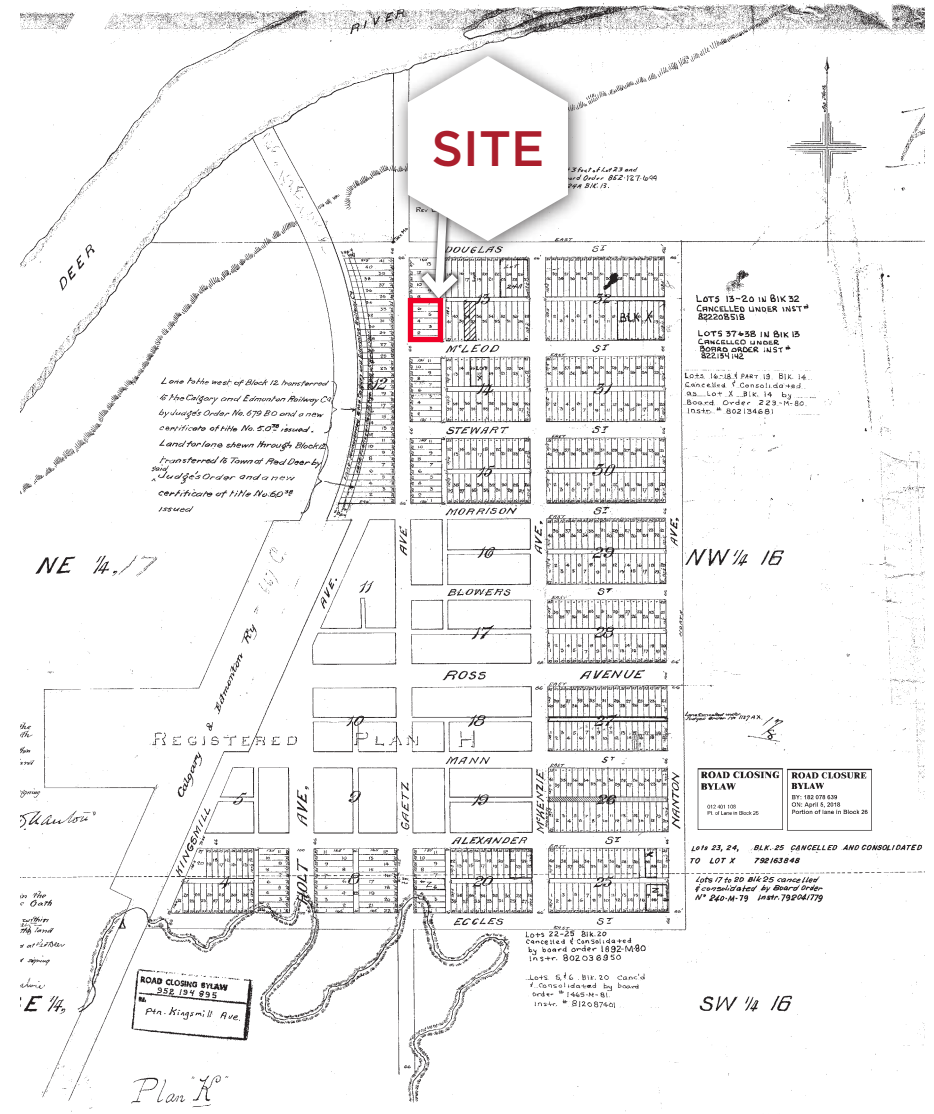
The subject property is located at the northeast corner of 54 Street (one-way westbound) and 49 Avenue (one-way northbound) in the northern section of downtown Red Deer. 49 Avenue, also known as Gaetz Avenue, is a major north-south arterial road that transitions into a one-way street through the downtown core. It features a mix of office, retail, multi-family, and single-family residential developments on both sides.

To the north, 49 Avenue becomes Highway 2A, while to the south, it connects to Highway 2 (QElI). The property is zoned C-1 - City Centre Commercial Zone, which promotes an active, compact, mixed use environment serving both the city and the broader region. Permitted uses include commercial, high density residential, office, institutional, cultural, entertainment, and recreational developments.

PROPERTY DETAILS

Municipal Address:	5407-49 Avenue, Red Deer, Alberta
Zoning:	C-1 - City Centre Commercial Zone
Legal Description:	Plan K, Block 32, Lots 104 & ½ of Lot 5
Site Area:	17,775 SF
Price:	\$950,000

SUBDIVISION PLAN



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