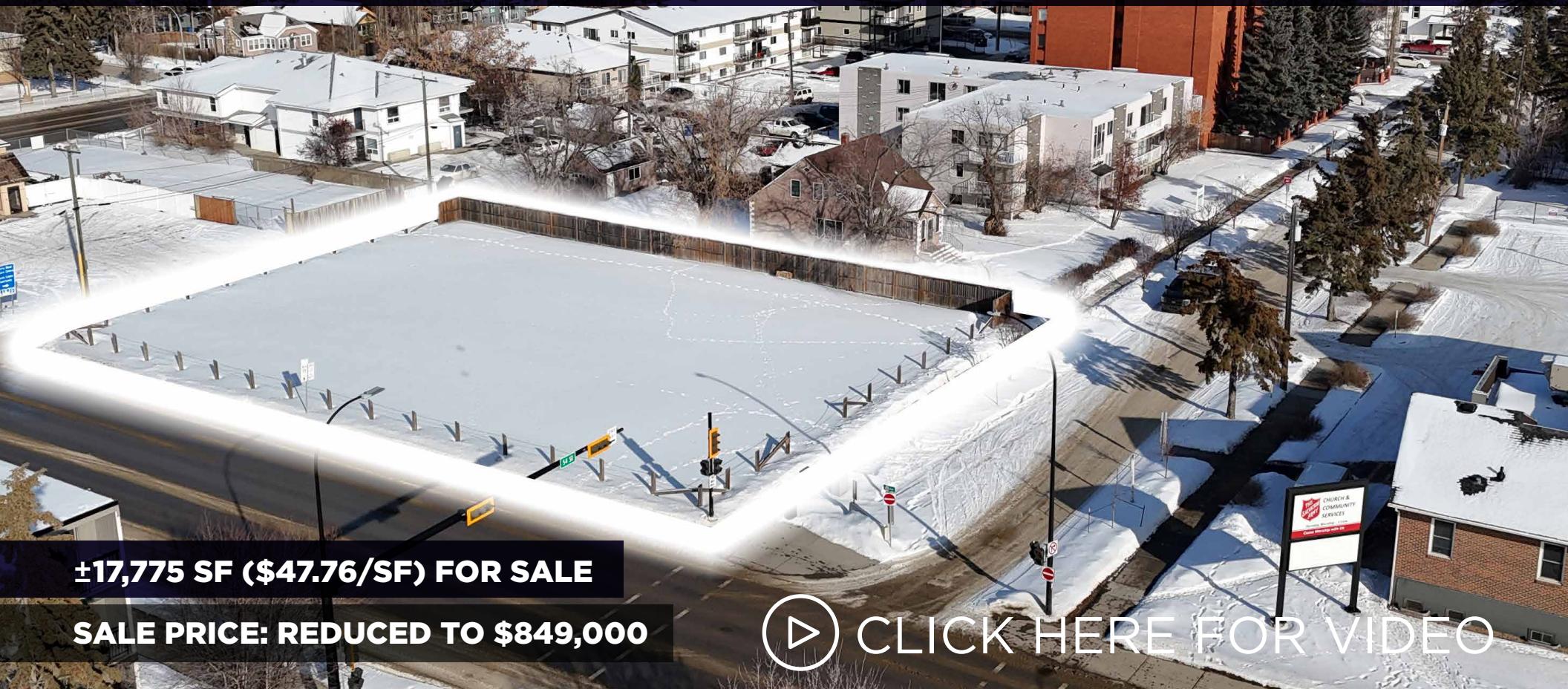


FOR SALE

5407 49 AVENUE

Red Deer, Alberta



±17,775 SF (\$47.76/SF) FOR SALE

SALE PRICE: REDUCED TO \$849,000

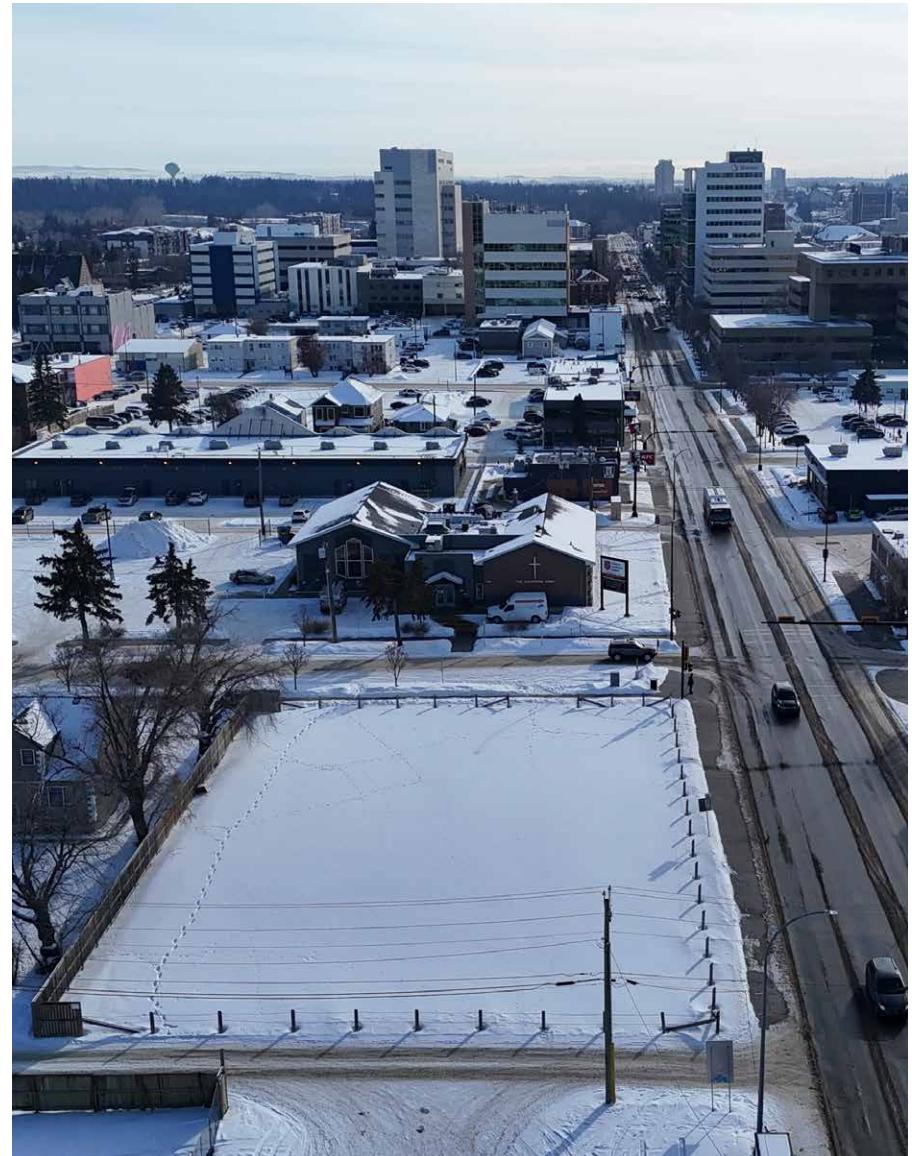


CLICK HERE FOR VIDEO

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 (QEII). 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.

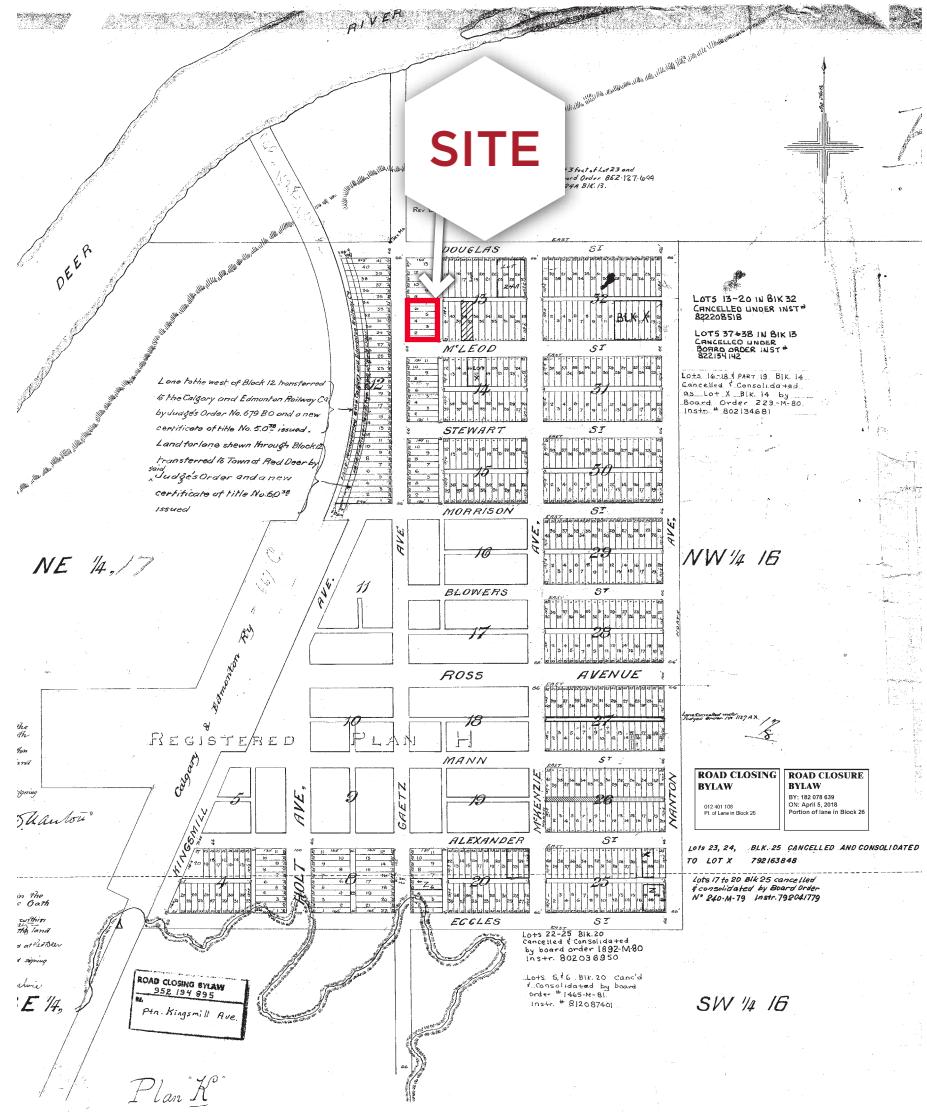
PROPERTY DETAILS

Municipal Address:	5407-49 Avenue, Red Deer, Alberta
Zoning:	C-1 - City Centre Commercial Zone
Legal Description:	Plan K, Block 32, Lots 104 & 1/2 of Lot 5
Site Area:	17,775 SF
Price:	\$950,000 Reduced to \$849,000

CONFIDENTIALITY AGREEMENT

[VIEW NOW](#)

SUBDIVISION PLAN



Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, changes, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. November 2025

Jeff McCommon, CCIM
Senior Associate
780 445 0026
jeff.mccammon@cwedm.com

Doug Bauer
Senior Associate
780 991 6456
doug.bauer@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com