

# \$1,999,000 - 4915 & 4926 54 Street, Red Deer

MLS® #A2214635

**\$1,999,000**

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 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 \$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



Well-maintained exterior

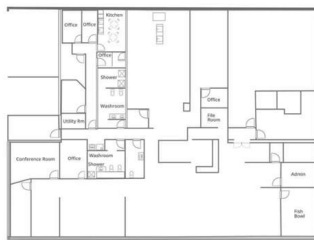


Underground parking



Three-story office

## Floor Plans



First Floor



Second Floor

Built in 1980

## Essential Information

MLS® #	A2214635
Price	\$1,999,000
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	103
Zoning	C1

### Listing Details

Listing Office	Honestdoor Inc.
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