

\$3,500,000 - 4746 55 Street, Red Deer

MLS® #A2268015

\$3,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.46 Acres

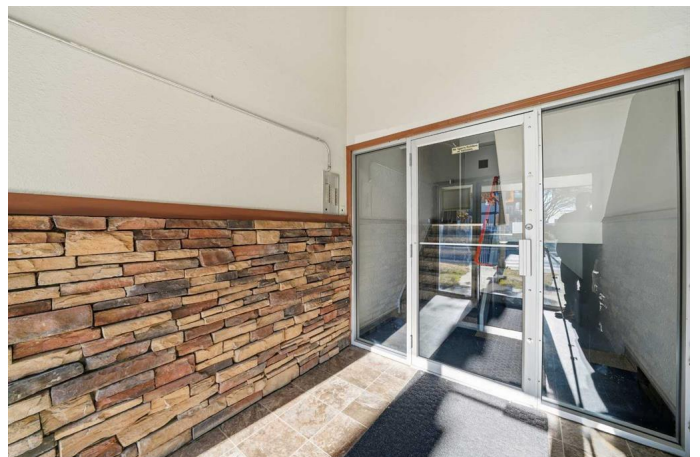
Downtown Red Deer, Red Deer, Alberta

Excellent opportunity to acquire a well-maintained 24-unit apartment complex offering strong in-place income with upside potential. The property consists of 6 two-bedroom units, 14 one-bedroom units, and 4 bachelor suites – each individually metered for electricity. Recent capital improvements include a new roof (2020) and a new boiler heating system (2025). Many suites have updated flooring and appliances, and the property has been diligently cared for with consistent maintenance, paint and cleaning. The building features 24 surface parking stalls, each with electrical outlets. Conveniently located near the river, public transit, schools, and shopping, this property appeals to a broad tenant base. With solid current cash flow and market rent growth potential, this is a turnkey investment with additional opportunity for value-add repositioning.

Built in 1975

Essential Information

MLS® #	A2268015
Price	\$3,500,000
Bathrooms	0.00
Acres	0.46
Year Built	1975
Type	Commercial
Sub-Type	Multi Family
Status	Active



Community Information

Address	4746 55 Street
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 2J1

Additional Information

Date Listed	October 31st, 2025
Days on Market	4
Zoning	R-H

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.