

# \$12 - 170, 4828 53 Street, Red Deer

MLS® #A2180128

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.04 Acres

Downtown Red Deer, Red Deer, Alberta

1,320 sq ft retail or office space in the Watson Centre downtown - end unit close to 49 Ave with excellent exposure to high traffic volumes.

Lots of windows, and signage facing 49 Avenue and 53 Street. Ample parking at rear. Property is vacant. Common area costs are budgeted at \$7.50/sq ft/year and include building insurance, taxes, exterior maintenance, parking lot maintenance and common area utilities. Tenant's heat and power are separately metered.

Built in 2004

## Essential Information

MLS® #	A2180128
Price	\$12
Bathrooms	0.00
Acres	0.04
Year Built	2004
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	170, 4828 53 Street
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 2E8



**Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

**Exterior**

Roof	Flat Torch Membrane
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 18th, 2024
Days on Market	169
Zoning	C1

**Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.