

# \$10 - 3, 4940 54 Avenue, Red Deer

MLS® #A2187851

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Railyards, Red Deer, Alberta

Located in the Railyards, this 4,400 SF unit was formerly used as a Martial Arts Studio. The unit features a reception area, two large change rooms with showers and washrooms, storage space, a staff lunch room, and a wide-open area in the back of the unit. There are windows along the front and rear, as well as two entrances. Ample parking is available behind the building, as well as some parking directly in front. Additional Rent is estimated at \$5.50 per square foot for the 2025 budget year. This rate is for the first year of a long-term lease to a qualified Tenant. TIA may be negotiable.

Built in 1978

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2187851   |
| Price      | \$10       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3, 4940 54 Avenue |
| Subdivision | Railyards         |
| City        | Red Deer          |



|             |          |
|-------------|----------|
| County      | Red Deer |
| Province    | Alberta  |
| Postal Code | T4N 5K8  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 114                |
| Zoning         | DC(28)             |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

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