

# **\$1,200,000 - 4839 To 4827 - 52 St, Red Deer**

MLS® #E4349167

**\$1,200,000**

Bedroom, Bathroom,  
Land Commercial on 0.60 Acres

Downtown Red Deer, Red Deer, AB

Downtown Red Deer 22,440 sq ft  
Development Site on 49th Avenue (HWY 2A)  
With Average Traffic Volumes of 11,000+/-  
Vehicles Per Day. Zoned C1, this land offers a  
multitude of development opportunities with  
extensive exposure for commercial/retail,  
residential high-rise or a  
residential/commercial mixed-use low to  
high-rise building. The land is currently  
operating as a parking lot with 85+/- stalls and  
a good revenue stream.

## **Essential Information**

MLS® #	E4349167
Price	\$1,200,000
Acres	0.60
Type	Land Commercial

## **Community Information**

Address	4839 To 4827 - 52 St
Area	Red Deer
Subdivision	Downtown Red Deer
City	Red Deer
Province	AB
Postal Code	T4N 2C6

## **Amenities**

Features	Corner Site, Highway Frontage, High Traffic Area, Retail Exposure,
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Public Transportation, Highway Access, Subdividable Lot, View  
Downtown

### **Additional Information**

Date Listed            July 8th, 2023

Zoning                 C1

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Listing information last updated on May 20th, 2024 at 11:46am MDT