



## 4926 45 Street , Red Deer, Alberta - \$399,900



Main Photo

### Property Description

Great location! Centrally located beside the Central Alberta Realtor's Association, the fire hall, and across from a busy mall and Fresco, this is a great spot for your business. The building has 4 offices, 2 washrooms, a waiting area with lots of windows, a reception area, and a partially developed basement. There are 10 parking spaces to the side and rear, of which 6 are rented at \$360 a month . The property is in very good condition and is perfect for a chiropractor, accountant, lawyer, retail, salon, restaurant, and more. Zoned C-1. Furnace and air ducts serviced in 2024. Sewer Lines cleaned also in 2024.

### REALTOR Referral

Photos  
Coming  
Soon



P:



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Century 21 Maximum*



P: