

# \$10 - 4709 49 Avenue, Red Deer

MLS® #A2263080

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

Located in the heart of Downtown Red Deer within close proximity of Sorensen Station, City Hall, and the newly built Justice Centre, this 913 SF unit is available for lease. The unit, located on the south side of the building, features a wide-open retail space, one washroom, and a storage room. Ample parking is available on the east side of the building. This property offers excellent exposure to 49th Avenue, one of Red Deer's main thoroughfares, where thousands of cars pass by daily. Additional Rent is estimated at \$5.00 per square foot for the 2025 budget year. The property is under new ownership and exterior renovations are expected to begin in 2026.

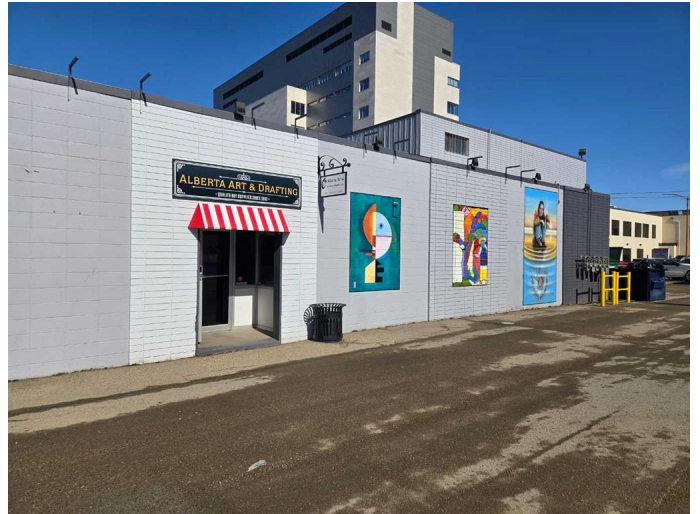
Built in 1967

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2263080   |
| Price      | \$10       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1967       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4709 49 Avenue    |
| Subdivision | Downtown Red Deer |



|             |          |
|-------------|----------|
| City        | Red Deer |
| County      | Red Deer |
| Province    | Alberta  |
| Postal Code | T4N 3W9  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 21                 |
| Zoning         | C-1                |

### **Listing Details**

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

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