

# \$675,000 - 4948 54th Avenue, Red Deer

MLS® #A2201614

**\$675,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.48 Acres

Railyards, Red Deer, Alberta

0.48 Acres! Amazing flat land and industrial building, or lease and keep for an amazing redevelopment opportunity. Many options to purchase and be in the Railyard community in the core of Red Deer. Building has new roof! and 2 operational manual cranes inside the building. 600sqft of additional usable storage in the second floor. Come with your ideas for this building or hold for future development as the city decides on medium-high density plans.

Built in 1962

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2201614   |
| Price      | \$675,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.48       |
| Year Built | 1962       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4948 54th Avenue |
| Subdivision | Railyards        |
| City        | Red Deer         |
| County      | Red Deer         |
| Province    | Alberta          |
| Postal Code | T4N 5K8          |



## Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Available, High Speed Internet Available, Natural Gas Available, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 50                                                                                                                             |

## Interior

|         |                           |
|---------|---------------------------|
| Heating | Natural Gas, Space Heater |
| Cooling | Central Air               |

## Exterior

|                 |                                               |
|-----------------|-----------------------------------------------|
| Lot Description | Level, Open Lot, Backs on to Park/Green Space |
| Roof            | Flat Torch Membrane                           |
| Foundation      | Poured Concrete                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 149              |
| Zoning         | DC(28)           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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.