

# \$1,999,000 - 4915 & 4926 54 Street, Red Deer

MLS® #A2214635

**\$1,999,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.37 Acres

Downtown Red Deer, Red Deer, Alberta

Click brochure link for more details. Colliers is pleased to present an exceptional opportunity for acquisition in the vibrant heart of Red Deer. This three-story office building presents an ideal investment or business relocation prospect, boasting a prime location and an abundance of amenities at its doorstep. Situated within walking distance to the Red Deer River, this property enjoys proximity to a wealth of conveniences, including dining establishments and retail outlets. Directly located off Gaetz Avenue ease of access is a hallmark of the Commerce Court Building, with seamless connections to major thoroughfares facilitating effortless commuting for tenants and clientele. This well-appointed property features 16 underground parking stalls and an additional 63 surface stalls, providing ample parking solutions for staff and guests. A secured front entrance ensures peace of mind and enhanced security for occupants and assets within the premises. The third floor of the building is a turn-key business centre, offering convenient solutions for businesses looking for ready-to-use office space.



## Property Overview

Civic Address	4915 & 4926 54 <sup>th</sup> Street, Red Deer, Alberta
Legal Address	Plan K; Block 14; Lot X 19-20 Plan K; Block 13; Lot 39-41
Location	Downtown
Total Area	±27,401 SF
Site Size	±0.64
Year Built	1980
Zoning	C1 - Commercial (City Centre)
HVAC	Rooftop Units
Parking	16 Underground Stalls   63 Surface Stalls
Tenants	Vacant on Closing
Assessment	\$3,008,500.00 (2024)
Taxes	\$58,302.00 (est.2024)
Asking Price	\$2,500,000.00 \$2,250,000.00 (\$91.24 PSF)
Available	Immediately



Easy access to major thoroughfares



Close proximity to restaurants and coffee shops



16 underground parking stalls



Walking distance to the Red Deer river



Well-maintained exterior

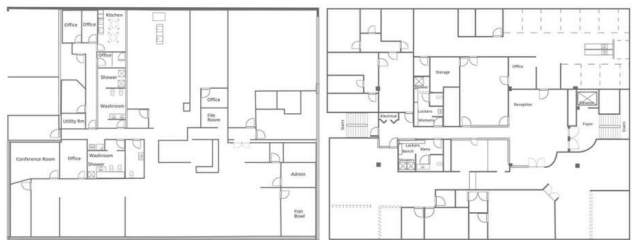


Underground parking



Three-story office

## Floor Plans



First Floor

Second Floor

Built in 1980

## Essential Information

MLS® #	A2214635
Price	\$1,999,000
Bathrooms	0.00

Acres	0.37
Year Built	1980
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	4915 & 4926 54 Street
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 2G7

### Additional Information

Date Listed	April 28th, 2025
Days on Market	60
Zoning	C1

### Listing Details

Listing Office	Honestdoor Inc.
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