

**REDUCED PRICE**

**DOWNTOWN RED DEER**

**FOR SALE**

**STANDALONE  
OFFICE/RETAIL  
BUILDING**

4903 Gaetz Avenue, Red Deer, AB

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

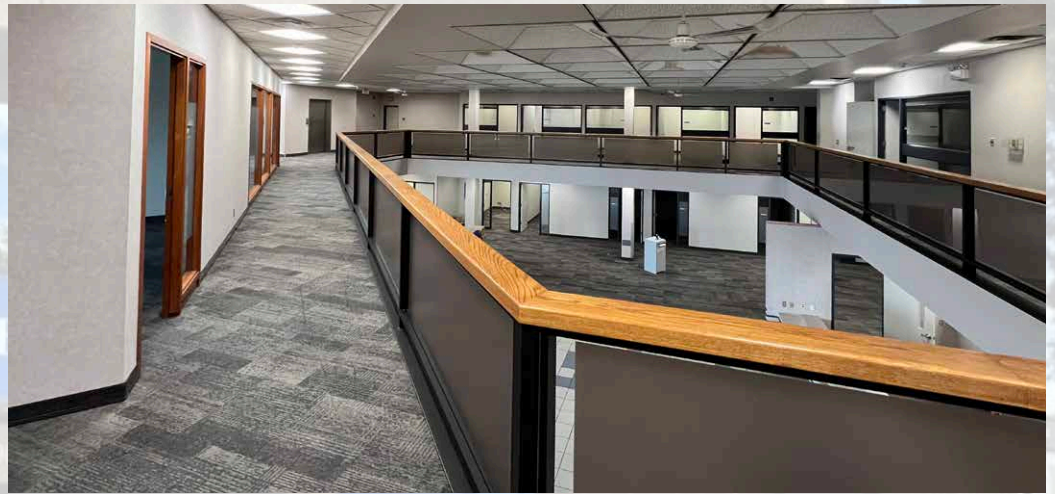
**Mark Bowman**  
Associate  
780 702 4256  
mark.bowman@cwedm.com

**Adam Martinson**  
Partner  
780 701 3285  
adam.martinson@cwedm.com

**John Shamey**  
Partner  
780 702 8079  
john.shamey@cwedm.com

# THE OPPORTUNITY

- Prominent signage
- Vacant stand-alone building
- Excellent building with great street appeal
- 9 dedicated parking stalls on site
- Street parking available
- Existing improvements in place



## IDEAL FOR



Dental office



Medical office



Not-for-profit



Retail users



Private education

# PROPERTY DETAILS

**MUNICIPAL ADDRESS:**  
4903 Gaetz Avenue  
Red Deer, AB

**LEGAL DESCRIPTION**  
PLAN H, BLOCK 18, LOT 1-4

**ZONING**  
C1 — COMMERCIAL  
(CITY CENTRE)

**BUILDING DETAILS**  
Open Concept  
20 Private Offices  
Board Room  
Elevator (not in service)  
Lunch Room  
Multiple Storage Rooms  
Two Safes

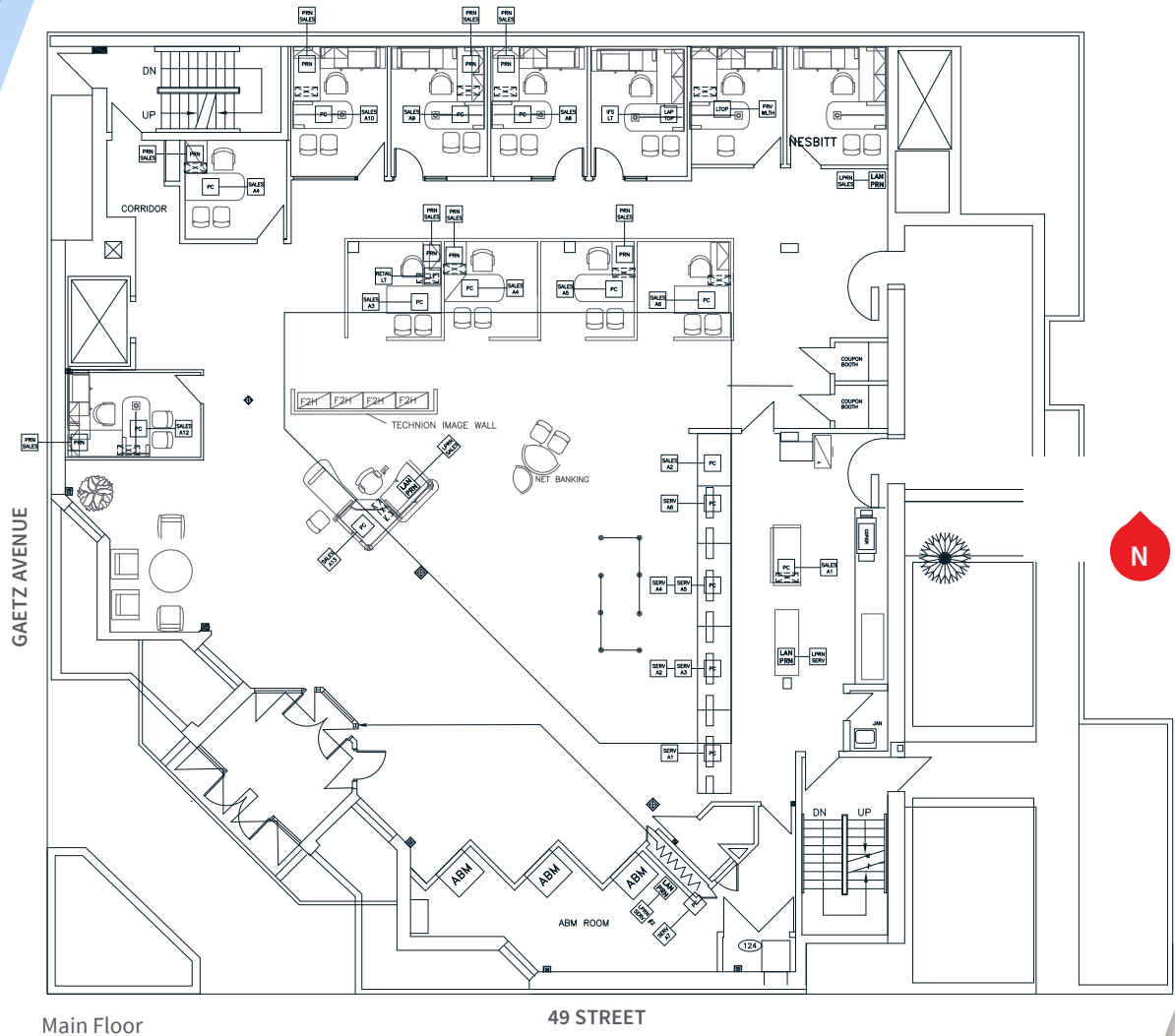
**BUILDING SIZE**  
MAIN FLOOR ±6,324 SF  
SECOND FLOOR ±4,691 SF  
BASEMENT ±6,324 SF  
TOTAL ±17,339 SF

**SITE AREA**  
±11,493 SF

**PROPERTY TAX (2023)**  
\$39,320.21

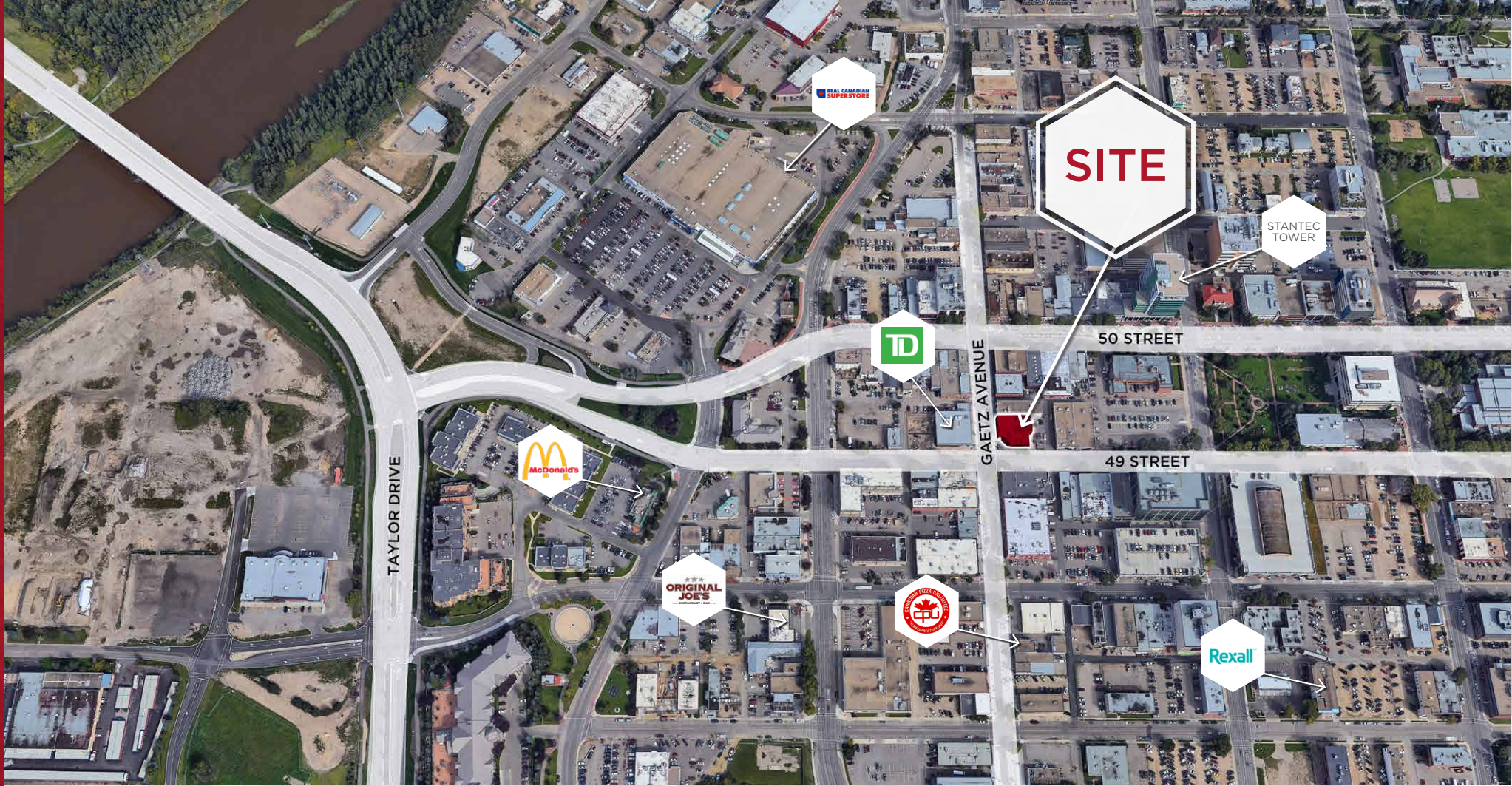
**ASSESSED VALUE**  
\$2,029,200.00

**SALE PRICE**  
~~\$1,250,000.00~~  
\$1,095,000.00

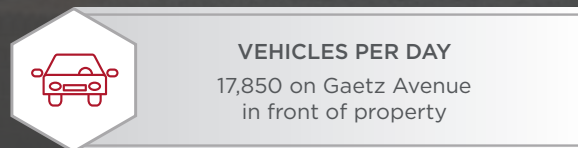
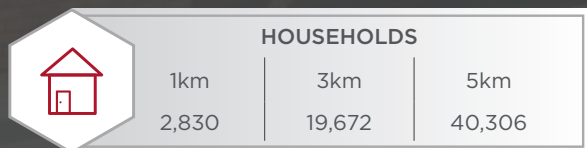
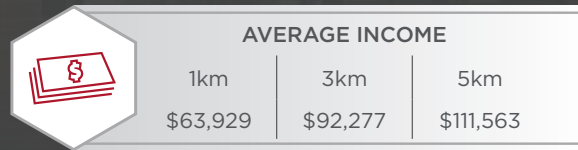
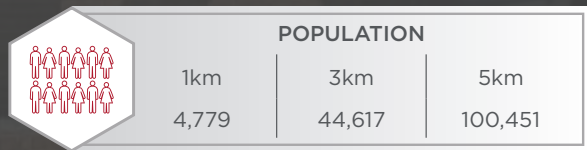


Main Floor

49 STREET



## DEMOGRAPHICS



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Edmonton

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Partner  
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