FOR SALE 5407 49 AVENUE Red Deer, Alberta

±17,775 SF (\$53.45/SF) FOR SALE

ATIIII A VIVY

SALE PRICE: \$950,000





Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price,rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 2025 Jeff McCammon, cCIM Senior Associate 780 445 0026 jeff.mccammon@cwedm.com Doug Bauer Senior Associate 780 991 6456 doug.bauer@cwedm.com CUSHMAN & WAKEFIELD

Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 221





PROPERTY PHOTOS



PROPERTY HIGHLIGHTS

The subject property is located at the northeast corner of 54 Street (one-way westbound) and 49 Avenue (one-way northbound) in the northern section of downtown Red Deer. 49 Avenue, also known as Gaetz Avenue, is a major north-south arterial road that transitions into a one-way street through the downtown core. It features a mix of office, retail, multi-family, and single-family residential developments on both sides.

To the north, 49 Avenue becomes Highway 2A, while to the south, it connects to Highway 2 (QEII). The property is zoned C-1 – City Centre Commercial Zone, which promotes an active, compact, mixed use environment serving both the city and the broader region. Permitted uses include commercial, high density residential, office, institutional, cultural, entertainment, and recreational developments.

PROPERT	Y
DETAILS	

Municipal Address:	5407-49 Avenue, Red Deer, Alberta
Zoning:	C-1 - City Centre Commercial Zone
Legal Description:	Plan K, Block 32, Lots 104 & ½ of Lot 5
Site Area:	17,775 SF
Price:	\$950,000

SUBDIVISION PLAN

SITI	44 Gader 852 127.644 444 816.13	
AT ANALY REPORT	44 Gader 852 127.644 444 816.13	
DOUGLAS	E137	
		-075 13-20 IN BIK 32 GANCELLED UNDER INST" 822208518
		LOTS 37+38 IN BIK IB CANCELLCO UNDER BORRD ARDER INST * 822154 IN2 3. IACIBAT PART 19. BJK. 14.
		5. 16-18.1 PART 13. BJK. 14. scelled (Consolidated Lot X. BJK. 14. by
MORRISON		
IN 10		IW 1/4 1/5
11 BLOWERS	57 100000000000	
ROSS		
PLAN H		and the second
		ROAD CLOSING BYLAW ROAD CLOSURE BYLAW BY: 02 078 039 00: April 6, 2018 912-01108 00: April 6, 2018 Portion of lians in Block 26 Portion of lians in Block 26
	गण्ड विभिन्नतन्त्रत्वन्त्रत्वन्त्र 4	19 23, 24, BLK-25 CANCELLED AND CONSO
		0 LOT X 792163848 ots 17 to 20 Blk 25 cance lied ionsulidated by Board Order V* 240-M-79 Instr. 792041779
ECCLES	dada 🗤 Kaladalalalalalalalalalalalalalalalala	
	by baard onder 1892-10180 Instr. 802036950 Lots 6,46 .81k.20 canc'd 1.Consolidated by bound onder # 1665.00	
1	Inste # \$1208760]	SW 1/4 16
	II BLOWETS	NILSCO STEMART STEM

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 2025

Jeff McCammon, cCIM Senior Associate 780 445 0026 jeff.mccammon@cwedm.com

Doug Bauer Senior Associate 780 991 6456 doug.bauer@cwedm.com

CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com