

**5233 49 Avenue  
Red Deer, Alberta****MLS # A2278984****\$7 per sq.ft.****Division:** Downtown Red Deer**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 9,927 sq.ft.**Zoning:** C-1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.15 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** 28 stall adjacent parking lot

Positioned on one of Red Deer's busiest corridors—49th Avenue—this property offers a premium, high-visibility location with exceptional access to key downtown amenities, including City Hall, the Provincial Building, the Court House, and the library. Includes a 26-stall parking lot directly adjacent to the rear of building. The attractive two-story office building totals 4994 sq ft on each floor and sits on a 100' x 128' corner lot. Built in 1980, it has been continuously occupied by a law firm since construction. The main floor features a welcoming reception and waiting area, a boardroom, signing room, photocopy room, two washrooms, a storage room, and seven offices. The second floor includes an additional signing room, photocopy room, library, kitchen, multiple storage rooms, and nine offices. The building has been well maintained over the years and underwent significant exterior upgrades, including new siding, a roof replacement in 2016, and new windows and doors in 2022—enhancing its overall curb appeal. Metered street parking is available along 53rd Street. This building and parking lot are also available for sale under MLS A2278982. Also, a satellite staff parking lot (3 lots) is available separately for sale MLS A2278994 and for lease MLS A2279007 located half a block east (28 stalls plus storage shed).