

**4808, 4812, 4814 53 Street
Red Deer, Alberta****MLS # A2279007****\$1,896 per month****Division:** Downtown Red Deer**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 9,600 sq.ft.**Zoning:** C-1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** None**Parking:** -**Water:** -**Lot Size:** 0.23 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Located in downtown Red Deer, this private parking lot spans three city lots (75' x 128') and offers approximately 28 parking stalls in a central, easily accessible location. The site includes a garage structure (equivalent to double bay garage) utilized for storage, which occupies three parking stalls and provides practical additional storage space. Garage structure will be removed at the end of current lease unless required for new tenant. This property is well suited for businesses or users seeking dedicated, off-street parking for staff or operational needs, offering a convenient and controlled alternative to public parking options. Its downtown location provides easy access to nearby offices, government buildings, and core amenities. This property is zoned C1 - City Center Commercial and could be developed for a variety of usages such as Apartment, Business Support Services, Mixed Use Building, Day Care Facility Commercial Entertainment Facility, Health and Medical Services, various retail businesses such as Liquor Store, Microbrewery, Restaurant, etc. Also listed for sale MLS A2278994