

**4926 55 Street
Red Deer, Alberta****MLS # A2179931****\$324,000****Division:** Downtown Red Deer**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,926 sq.ft.**Zoning:** DC(15)**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.21 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

New Shingles!! This quaint stand-alone office building with a large parking lot exudes charm and practicality, offering an inviting and productive workspace for its occupants. Nestled within both Gaetz north & south, this quaint home office building beckons with its timeless appeal. This building showcases a blend of classic and contemporary architectural elements that seamlessly come together to create a welcoming and functional workspace. Wheelchair ramp provides access for all. Inside, the interior exudes warmth and character. The main boardroom features a large bay window that allow ample natural light to flood the room, creating a bright and airy ambiance. A highlight of this property is its spacious parking lot. It can accommodate a fleet of vehicles, making it ideal for hosting clients or accommodating multiple employees. This large lot can be repurposed for almost any build, if so desired. The location does not get better than this!