

# \$395,000 - 4641 49 Street, Red Deer

MLS® #A2207450

**\$395,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.15 Acres

Parkvale, Red Deer, Alberta

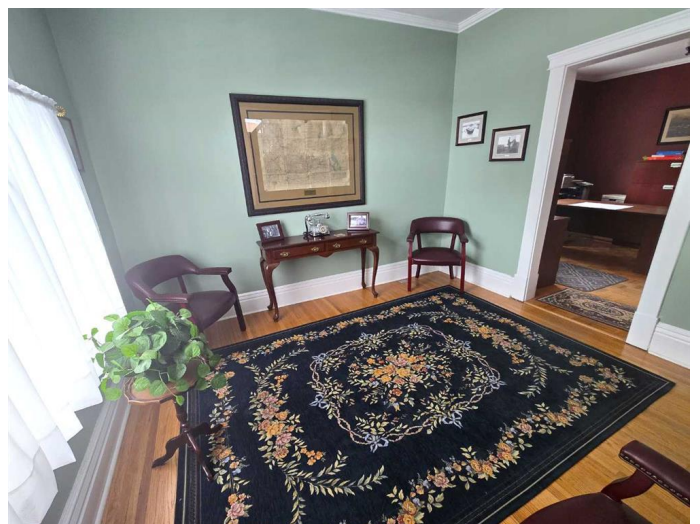
This is an opportunity to own a piece of Red Deer's history! Built in 1905, the Manning Residence has been fully converted for office use, while maintaining a historic feel. Formerly used as a law office, the building features a front hallway, a waiting room, an open work area that has been used as an individual office, a boardroom with a gas fireplace, a full staff kitchen, a storage area, and one washroom on the main floor. The second floor includes three offices - one that has it's own balcony, and a second washroom, as well as storage space. There is also an attic and a 400 SF Â± basement additional storage space. The property is fully fenced with both a front and back yard. The current owners have done multiple upgrades to the building including, but not limited to; complete plumbing replacement, complete electrical replacement, new furnace and ductwork, installation of air conditioning, new flooring, a new roof, and new front and back porches. On-site parking is available directly behind the building that's accessible from the alleyway and there is street parking in the front and on the west side of the building.

Built in 1905

## Essential Information

MLS® #                   A2207450

Price                     \$395,000



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.15       |
| Year Built | 1905       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4641 49 Street |
| Subdivision | Parkvale       |
| City        | Red Deer       |
| County      | Red Deer       |
| Province    | Alberta        |
| Postal Code | T4N 1T4        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 2               |
| Zoning         | R-D             |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

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