

# \$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

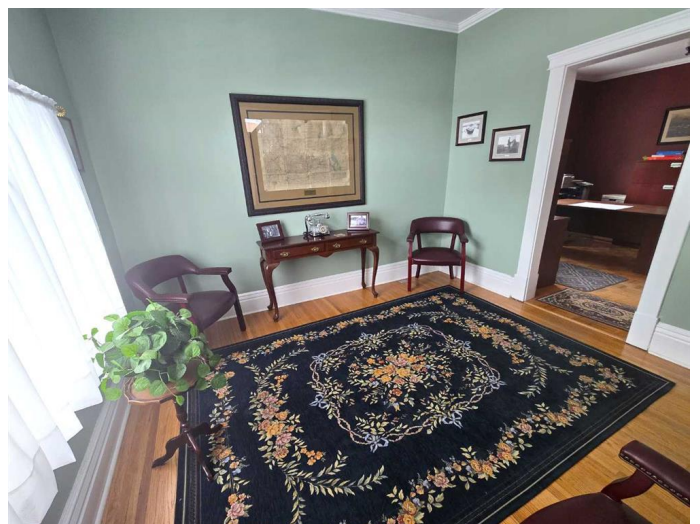
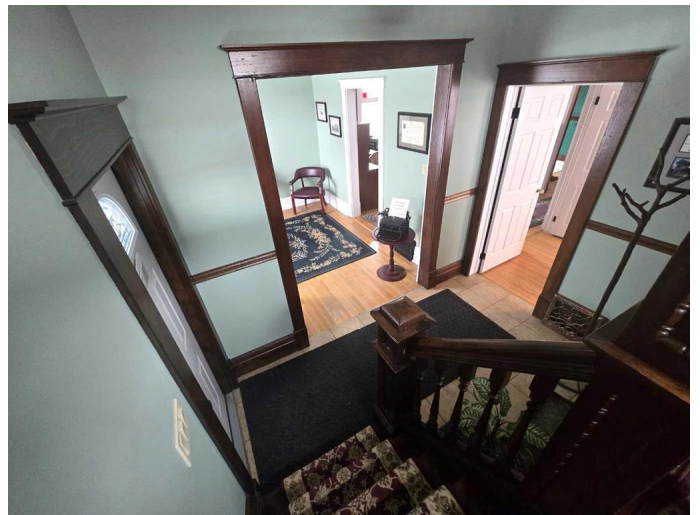
This is an opportunity to own a piece of Red Deer's history! Built in 1905, the Manning Residence has been fully converted for office use, while maintaining a historic feel. Formerly used as a law office, the building features a front hallway, a waiting room, an open work area that has been used as an individual office, a boardroom with a decorative 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  $\hat{A}$ ± 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	5
Zoning	R-D

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.