

# \$10 - 3, 4940 54 Avenue, Red Deer

MLS® #A2187851

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Railyards, Red Deer, Alberta

Located in the Railyards, this 4,400 SF unit was formerly used as a Martial Arts Studio. The unit features a reception area, two large change rooms with showers and washrooms, storage space, a staff lunch room, and a wide-open area in the back of the unit. There are windows along the front and rear, as well as two entrances. Ample parking is available behind the building, as well as some parking directly in front. Additional Rent is estimated at \$5.50 per square foot for the 2025 budget year. This rate is for the first year of a long-term lease to a qualified Tenant. TIA may be negotiable.

Built in 1978

## Essential Information

MLS® #	A2187851
Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	3, 4940 54 Avenue
Subdivision	Railyards
City	Red Deer



County	Red Deer
Province	Alberta
Postal Code	T4N 5K8

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	210
Zoning	DC(28)

### **Listing Details**

Listing Office	RE/MAX Commercial Properties
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