

# \$3,500,000 - 4746 55 Street, Red Deer

MLS® #A2268015

**\$3,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.46 Acres

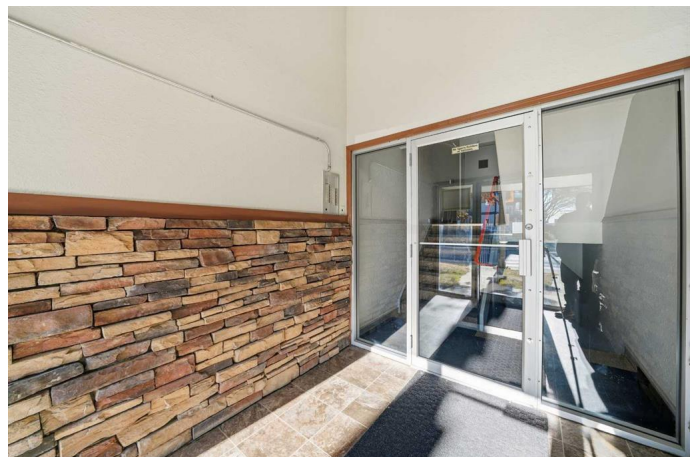
Downtown Red Deer, Red Deer, Alberta

Excellent opportunity to acquire a well-maintained 24-unit apartment complex offering strong in-place income with upside potential. The property consists of 6 two-bedroom units, 14 one-bedroom units, and 4 bachelor suites – each individually metered for electricity. Recent capital improvements include a new roof (2020) and a new boiler heating system (2025). Many suites have updated flooring and appliances, and the property has been diligently cared for with consistent maintenance, paint and cleaning. The building features 24 surface parking stalls, each with electrical outlets. Conveniently located near the river, public transit, schools, and shopping, this property appeals to a broad tenant base. With solid current cash flow and market rent growth potential, this is a turnkey investment with additional opportunity for value-add repositioning.

Built in 1975

## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2268015     |
| Price      | \$3,500,000  |
| Bathrooms  | 0.00         |
| Acres      | 0.46         |
| Year Built | 1975         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |



**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4746 55 Street    |
| Subdivision | Downtown Red Deer |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4N 2J1           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 5                  |
| Zoning         | R-H                |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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