



SALOMONS
COMMERCIAL

FOR SALE



Price Reduction

4936 50 Street

Red Deer, AB



SALOMONS
COMMERCIAL

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com

#103, 4315 - 55 Avenue
Red Deer, AB T4N 4N7
www.salomonscommercial.com

4936 50 Street

PROPERTY DETAILS

LOCATION

Downtown

LEGAL DESCRIPTION

Plan H, Block 17, Lots 5 & 6

BUILDING SIZE

4,663 SF

ZONING

C1 - City Centre Commercial

YEAR BUILT

1974

LIGHTING

Fluorescent, spot, and mixed

PARKING

(5) Dedicated stalls in the rear
Street parking along Ross Street

MAIN FLOOR INCLUDES

- Large open layout
- (2) meeting rooms/offices
- Kitchen area with sink and dishwasher
- (2) Washrooms
- Janitor closet with mop sink
- Storage rooms
- Attractive Fixtures

LOWER LEVEL INCLUDES

- Large training/classroom
- Kitchen/classroom area with sink
- Open work area
- Office
- (2) Washrooms
- (2) Vaults or storage rooms

ASSESSED VALUE

\$623,800

PROPERTY TAXES

\$11,735 (2026)

SALE PRICE

~~\$629,000~~ **\$390,000**

POSSESSION

Negotiable



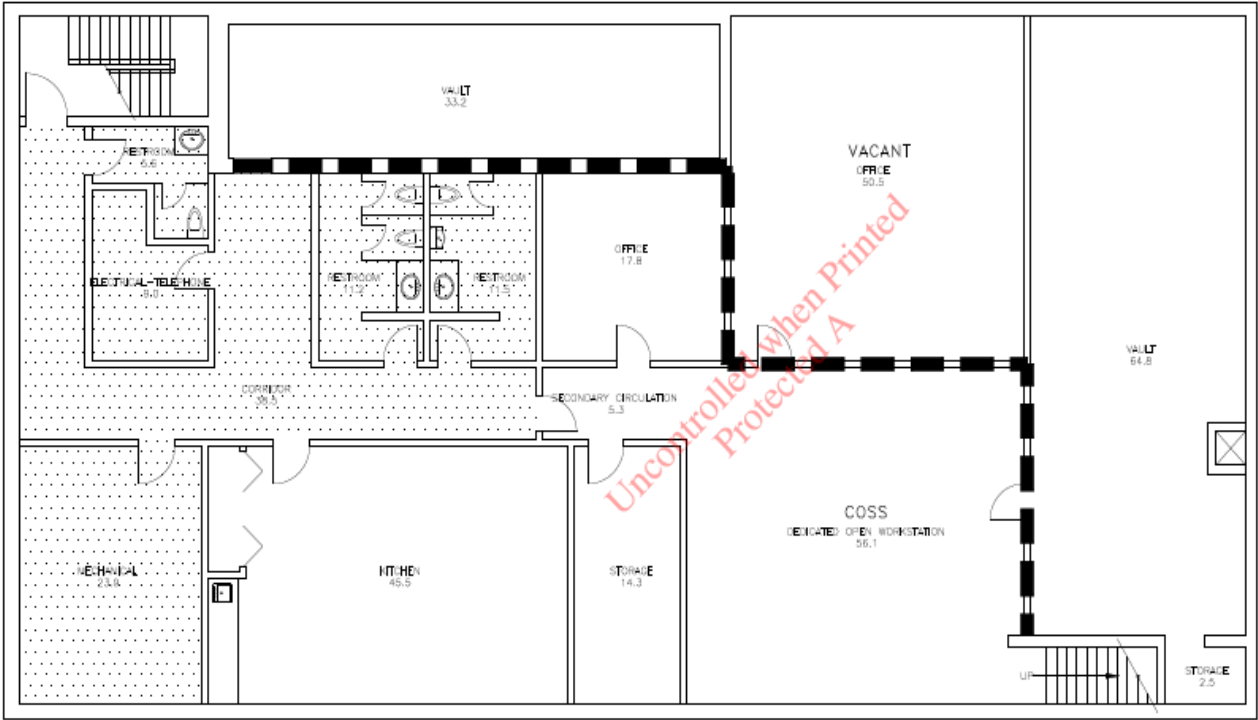
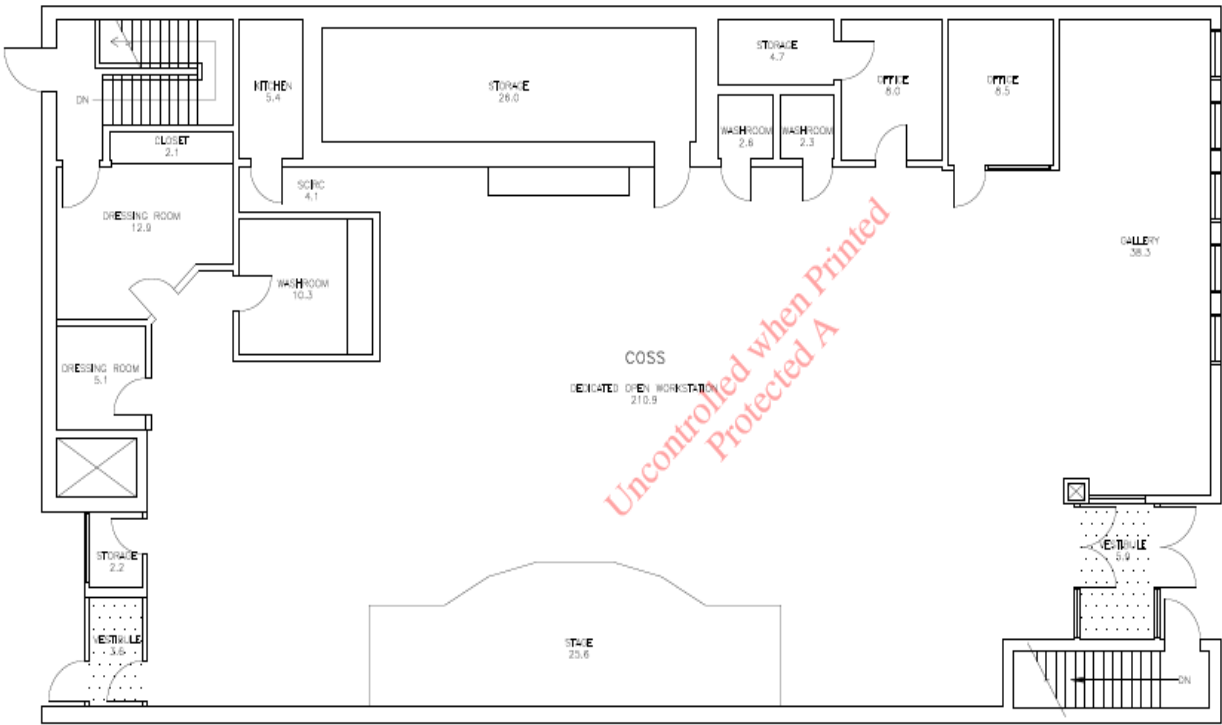
PROPERTY OVERVIEW

Significant Price Reduction! This is an outstanding opportunity to own an exceptionally well-maintained office/retail building in the heart of downtown. Situated along vibrant 50 Street, the property offers excellent visibility and benefits from the lively atmosphere of the popular Ross Street Patio just steps from the front entrance.

The main floor features a flexible layout that can easily accommodate a variety of office or retail uses, while the functional lower level provides additional space for offices, storage, or support operations. Rich in character and charm, this unique property offers a welcoming environment for both staff and customers.

Convenient rear dedicated parking stalls, along with ample on-street parking directly in front of the building, ensure easy access for employees and clientele alike. Zoned C1, this versatile property presents an excellent opportunity for owner-users, investors, or businesses looking to establish themselves in one of the city's most desirable downtown locations.

Floor
Plan







Central Alberta's Ambassador for Commercial Real Estate



SALOMONS
COMMERCIAL

#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7
www.salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Kelly Babcock
Partner/Broker
403.314.6188
kelly@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Brett Salomons
Partner
403.314.6187
brett@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

This information herein was obtained from sources reliable and is believed to be true: it has not been verified and as such cannot be warranted nor form any part of any future contract. The offering may be withdrawn without notice.