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303_304, 4719 48 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta



Listing ID:
26806


MLS ID:
A2177506

\$18



 **KEITH ACHESON**
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 Century 21 Maximum
 587-272-0221

 303_304, 4719 48 Avenue , Red Deer , Alberta T4N 3T1

Transaction Type For Lease	Title Fee Simple	Days On Market 304
Lease Amount 18.00	Lease Frequency Annually	Lease Term Negotiable
Zoning C1	Subdivision Downtown Red Deer	Building Type Office Building
Year Built 2001	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan K3	Building Area (Sq. Ft.) 25257.00
Building Area (Sq. M.) 2346.43	Lot Size (Sq. Ft.) 19500	Lot Size (Acres) 0.45
Footprint (Sq. Ft.) 2611	Parking 11	Construction Type Concrete,Metal Frame
Roof Flat Torch Membrane	Foundation Slab	Cooling Full
Heating Natural Gas,See Remarks	Commercial Amenities Elevator Passenger,Emergency Lighting,Kitchen	Inclusions Current improvements, built ins, blinds and window coverings
Restrictions Restrictive Use Clause	Reports Floor Plans,Other Documents,Restricted Covenants	

3rd Floor option now available in this Class A Office building located across from Red Deer's new courthouse and justice centre and located close to transit. 303 and 304 provide a combined 2611 Rentable Square feet or can be rented separately (see additional MLS Listings A2179364 and A2179370) Spaces can be modified to suit Tenant requirements and can be delivered turnkey to the Tenant. On site surface parking stalls available; there are numerous additional off site parking options within 1 block radius of the building including City of Red Deer parkade (above transit terminal). Original owner, building constructed in 2001; there are long term Tenants in the building dating back to 2002. Pride of ownership in building; recent upgrades completed: new boiler in 2024, New Hot water tank in 2023; renovations to main lobby, hallways and washrooms completed in 2019-2020. Camera System installed in 2020. Tenant spaces have been upgraded as required. High speed internet to the building; Bell, Shaw/Rogers, and Telus. Building open to public Monday to Friday 7:30 a.m. to 5:30 p.m. Security system (key fob) with controlled access after hours and weekends. Current Tenants include Advocate Law, AUPE, Bridges Community Living and National Bank Financial With the proximity to the new courthouse this space would be ideally situated for law practices.

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