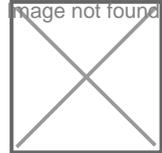


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4-4946, 53 AVENUE AVENUE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

Location
Red Deer, Alberta

Listing ID:
27268

MLS ID:
A2186794

\$13



 **WARREN MARSHALL**
 (403) 350-0229

 Sundance Realty & Management Inc.
 403-227-1999

 4-4946, 53 Avenue Avenue , Red Deer , Alberta T4N5J9

Transaction Type For Lease	Days On Market 98	Lease Amount 13.00
Lease Frequency Annually	Zoning DC- Direct Control Distri	Subdivision NONE
Building Type Retail, Shopping Centre, Strip Mall	Year Built 1959	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 1671.00
Building Area (Sq. M.) 155.24	Cooling Full	Access to Property Direct Access
Inclusions N/A	Restrictions None Known	Reports Standard form of Lease

1,671sqft with retail frontage and a LOADING DOCK! This is a Great Opportunity to lease an Air-Conditioned, MOVE-IN READY space beside SUPERSTORE. 29' of frontage with floor to ceiling windows allowing for lots of natural light. The unit is currently divided into a front retail showroom and rear storage attached to the loading dock. This unit is built out with a vestibule, reception counter, office and staff bathroom. Basic Rent starting at \$13.50/sqft + Common Area Costs. Common Area Costs for 2025 are estimated at \$5.51/sqft.

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