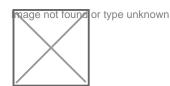


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3, 4940 54 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 27323

MLS ID: A2187851

\$10



CHRISTOPHER LEVIA

(403) 506-2751

RE/MAX Commercial Properties

403-986-7777

3, 4940 54 Avenue, Red Deer, Alberta T4N 5K8

Transaction Type

For Lease

Days On Market

10.00

Lease Frequency

Annually

Zoning

Subdivision

Lease Amount

165

DC(28)

Railyards

Year Built

1978

Structure Type Mixed Use

Property Type

Property Sub Type

Mixed Use

Legal Plan

Commercial

Building Area (Sq. Ft.)

9621292

N/A

4400.00

Building Area (Sq. M.)

408.77

Inclusions

Restrictions None Known

Reports

Other Documents

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.

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