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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**
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 RE/MAX Commercial Properties
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 3, 4940 54 Avenue , Red Deer , Alberta T4N 5K8

Transaction Type For Lease	Days On Market 165	Lease Amount 10.00
Lease Frequency Annually	Zoning DC(28)	Subdivision Railyards
Year Built 1978	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 9621292	Building Area (Sq. Ft.) 4400.00
Building Area (Sq. M.) 408.77	Inclusions N/A	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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