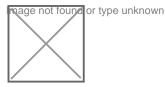


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **209, 4815 50 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location** Red Deer, Alberta Listing ID: 27591

MLS ID: A2042958

\$7



△ JEREMY MAKILA

**(403)** 373-7333

RE/MAX Commercial Properties

**403-986-7777** 

rM1

209, 4815 50 Avenue, Red Deer, Alberta T4N 4A5

**Transaction Type** 

**Days On Market** 

**Lease Amount** 

For Lease

797

7.00

**Lease Frequency** 

Zoning

Subdivision

Annually

C1

Downtown Red Deer

**Building Type**Mixed Use

Year Built 1976 Structure Type Mixed Use

**Property Type** 

Property Sub Type

Commercial

Office

Legal Plan 9926656

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Inclusions

2366.00

219.81

N/A

Restrictions

Reports

None Known

Other Documents

This professionally finished second floor office, located in the heart of Downtown, offers 2,366 SF of space with a reception area, four offices, a lunch room with kitchenette, a boardroom, a storage room, and two washrooms. The space features a large skylight and windows that bring in plenty of natural light. There is no parking available on site, however, there is ample street parking available around the building and public parking lots available nearby. Lease rate is for the first year of a long-term lease to a qualified Tenant. Additional rent is estimated at \$3.56 per square foot, per annum, for the 2024 budget year.

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