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## 101, 4320 50 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Red Deer, Alberta

**Listing ID:**  
27681

**MLS ID:**  
A2086481

**\$20**



 **CAMERON TOMALTY**  
 (403) 350-0075

 RE/MAX Commercial Properties  
 403-986-7777

 101, 4320 50 Avenue , Red Deer , Alberta T4N 3Z6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 958	<b>Lease Amount</b> 20.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C-1	<b>Subdivision</b> Downtown Red Deer
<b>Year Built</b> 2003	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 7821516	<b>Building Area (Sq. Ft.)</b> 4633.00
<b>Building Area (Sq. M.)</b> 430.42	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known

#### Reports

Other Documents

Located in the well maintained Creekside Professional Centre along Gaetz Avenue South, Unit 101 is 4,633 Rentable SF (3,893 usable SF) and features a reception and waiting area, multiple offices with windows, a staff lunchroom, a boardroom, a copy room, two washrooms, and an open work area. The building is equipped with an elevator, as well as a curved staircase in the lobby that takes you to the second floor. There is staff parking available behind the building and numerous shared parking stalls in the front. The building is professionally managed by Sunreal Property Management. Additional Rent is \$13.25 per square foot for the 2024-25 budget year.

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