

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.

## 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> 626	<b>Lease Amount</b> 20.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C1	<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
<b>Reports</b> 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.