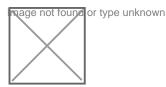


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **201, 4719 48 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location** Red Deer, Alberta Listing ID: 27987

MLS ID: A2121090

\$18



**△** KEITH ACHESON

**(403)** 352-2520

□ Century 21 Maximum

**3** 587-272-0221

rM1

201, 4719 48 Avenue, Red Deer, Alberta T4N 3T1

**Transaction Type** 

For Lease

Lease Amount

18.00

**Zoning** C1

Year Built 2001

**Property Sub Type** 

Office

Building Area (Sq. M.)

69.68

Footprint (Sq. Ft.)

750

Roof Flat Torch Membrane

Heating

Natural Gas, See Remarks

Restrictions
Restrictive Use Clause

Title

Fee Simple

Lease Frequency

Annually

Subdivision

Downtown Red Deer

Structure Type

Office

Legal Plan

K3

Lot Size (Sq. Ft.)

19500

**Parking** 

1

Foundation

Slab

**Commercial Amenities** 

Elevator Passenger, Emergency

Lighting, Kitchen

Reports

Floor Plans

**Days On Market** 

415

Lease Term

Negotiable

**Building Type** 

Office Building

**Property Type** 

Commercial

Building Area (Sq. Ft.)

750.00

Lot Size (Acres)

0.45

Construction Type

Concrete, Metal Frame

Cooling

Full

Inclusions

USE OF CUREENT WINDOW

COVERINGS

2nd floor office space, Class A Building located across from Red Deer's new courthouse and justice centre. 750 SF space has 1 large executive office, open reception / work station area, storage room with sink and small kitchenette. T bar ceiling and recessed 2 x4 florescent lighting. Space could be modified to include two offices with reception area. Secure building -security system (key fob) with controlled access after hours and weekends. Recent upgrades to all common areas and washrooms -flooring, fixtures, lighting, and camera system; heating is radiant ceiling panels on perimeter; air distribution and reheat coils for internal areas; large, engineered air rooftop system provides cooling. High speed internet to the building; your choice - Bell, Shaw, and Telus. Surface, on site parking - one stall at \$100 per month; numerous additional off site parking options exist within 1 block radius of the building including City of Red Deer parkade above transit terminal. Ideal professional offices. Common Costs with taxes and insurance estimated at \$12.30 for 2025

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