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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**
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 Century 21 Maximum
 587-272-0221

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

Transaction Type For Lease	Title Fee Simple	Days On Market 474
Lease Amount 18.00	Lease Frequency Annually	Lease Term Negotiable
Zoning C1	Subdivision Downtown Red Deer	Building Type Office Building
Year Built 2001	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan K3	Building Area (Sq. Ft.) 750.00
Building Area (Sq. M.) 69.68	Lot Size (Sq. Ft.) 19500	Lot Size (Acres) 0.45
Footprint (Sq. Ft.) 750	Parking 1	Construction Type Concrete,Metal Frame
Roof Flat Torch Membrane	Foundation Slab	Cooling Full
Heating Natural Gas,See Remarks	Commercial Amenities Elevator Passenger,Emergency Lighting,Kitchen	Inclusions USE OF CUREENT WINDOW COVERINGS
Restrictions Restrictive Use Clause	Reports Floor Plans	

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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