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302, 4719 48 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta



Listing ID:
28979

MLS ID:
A2179333

\$18



 **KEITH ACHESON**
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 Century 21 Maximum
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 302, 4719 48 Avenue , Red Deer , Alberta T4N 3T1

Transaction Type For Lease	Title Fee Simple	Days On Market 228
Lease Amount 18.00	Lease Frequency Annually	Lease Term Other
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.) 6155.00
Building Area (Sq. M.) 571.81	Lot Size (Sq. Ft.) 19500	Lot Size (Acres) 0.45
Footprint (Sq. Ft.) 6155	Parking 10	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 blinds and window coverings existing appliances in kitchen area
Restrictions Restrictive Use Clause	Reports Floor Plans,Other Documents	

Listed in conjunction with MLS A2177506. Current configuration and leaseholds as shown. This space is 6155 square feet and is on the west, north and south side of the building. Extensive windows with lots of natural light, the west and north sides provide a view of Red Deer's new Court House and Justice Centre. Current configuration is a mix of private offices and open space work areas, a kitchenette and large file room/ data room. The space has the choice of three different entrances from the hallway with entrances located just off the elevator for easy access. Redecorating to this space was completed in 2019, new flooring, paint and LED Lighting installed for previous Tenant. Space can be modified or expanded with other spaces on third floor. Owner can provide turn key to the Tenant. Building is three story, original owner , built in 2001. Security system with key Fob access only for evenings and weekends, building is open to public Monday to Friday 7:30 a.m. to 5:30 p.m. Updates to building include new boilers in 2024, renovations to main lobby, hallways and washrooms 2019-2020; camera system installed in 2020. High speed internet to the building; Bell, Shaw/Rogers, and Telus. On site surface parking with a ratio of 1: 600; \$100 per stall per month. There are numerous additional off site parking options within 1 block radius of the building including City of Red Deer parkade (above transit terminal). Building is located 1 block from Red Deer Transit terminal. Current Tenants include Advocate Law, AUPE, Bridges Community Living and National Bank Common cost estimated for 2025 at \$12.30 per square foot inclusive of taxes, insurance and utilities.

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