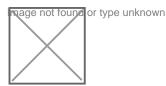


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

**(403)** 352-2520

□ Century 21 Maximum

**587-272-0221** 

rM1

302, 4719 48 Avenue, Red Deer, Alberta T4N 3T1

**Transaction Type** 

For Lease

Lease Amount

18.00

Zoning C1

Year Built

**Property Sub Type** 

Office

Building Area (Sq. M.)

571.81

Footprint (Sq. Ft.)

6155

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** 

10

Foundation

Slab

**Commercial Amenities** 

Elevator Passenger, Emergency

Lighting, Kitchen

Reports

Floor Plans, Other Documents

**Days On Market** 

228

Lease Term

Other

**Building Type** 

Office Building

**Property Type** 

Commercial

Building Area (Sq. Ft.)

6155.00

Lot Size (Acres)

0.45

**Construction Type** 

Concrete, Metal Frame

Cooling

Full

Inclusions

blinds and window coverings existing

appliances in kitchen area

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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