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303, 4719 48 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta



Listing ID:
28984

MLS ID:
A2179364

\$18



 **KEITH ACHESON**
 (403) 352-2520

 Century 21 Maximum
 587-272-0221

 303, 4719 48 Avenue , Red Deer , Alberta T4N 3T1

Transaction Type For Lease	Title Fee Simple	Days On Market 290
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.) 1068.00
Building Area (Sq. M.) 99.22	Lot Size (Sq. Ft.) 19500	Lot Size (Acres) 0.45
Footprint (Sq. Ft.) 1068	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	Inclusions blinds/window coverings
Restrictions Restrictive Use Clause	Reports Floor Plans,Other Documents	

Listed in conjunction with MLS A2177506 and MLS 2179333. Current configuration and leaseholds as shown. 1068 square feet and is on the east side of the building. Wide open space with a storage/utility room with counter top and cabinet storage. Newer flooring paint and LED Lighting installed in 2019, Space can be modified or expanded with other spaces on third floor. Owner can provide turnkey 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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