

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.

## 304, 4719 48 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Red Deer, Alberta



**Listing ID:**  
28985

**MLS ID:**  
A2179370

**\$18**



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

 Century 21 Maximum  
 587-272-0221

 304, 4719 48 Avenue , Red Deer , Alberta T4N 3T1

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 291
<b>Lease Amount</b> 18.00	<b>Lease Frequency</b> Annually	<b>Lease Term</b> Other
<b>Zoning</b> C1	<b>Subdivision</b> Downtown Red Deer	<b>Building Type</b> Office Building
<b>Year Built</b> 2001	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> K3	<b>Building Area (Sq. Ft.)</b> 1543.00
<b>Building Area (Sq. M.)</b> 143.35	<b>Lot Size (Sq. Ft.)</b> 19500	<b>Lot Size (Acres)</b> 0.45
<b>Footprint (Sq. Ft.)</b> 1543	<b>Parking</b> 2	<b>Construction Type</b> Concrete,Metal Frame
<b>Roof</b> Flat Torch Membrane	<b>Foundation</b> Slab	<b>Cooling</b> Full
<b>Heating</b> Natural Gas,See Remarks	<b>Commercial Amenities</b> Elevator Passenger,Emergency Lighting	<b>Inclusions</b> blinds/window coverings
<b>Restrictions</b> Restrictive Use Clause	<b>Reports</b> Floor Plans,Other Documents	

Listed in conjunction with MLS A2177506 and MLS 2179333 and MLS 217936. Located in the southeast corner of this building this space consists of a wide open room ( previously used as boardroom) and an undeveloped storage room , This is a redevelopment space, the Landlord's possible layout would include 3-4 offices, meeting room, reception area with new T bar ceiling, LED lighting new flooring and paint. This space could be joined with space in 303 ( 1068 SF) or added to unit 302t provide boardroom and storage function. Owner can provide space 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.