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## 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> 228
<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.

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