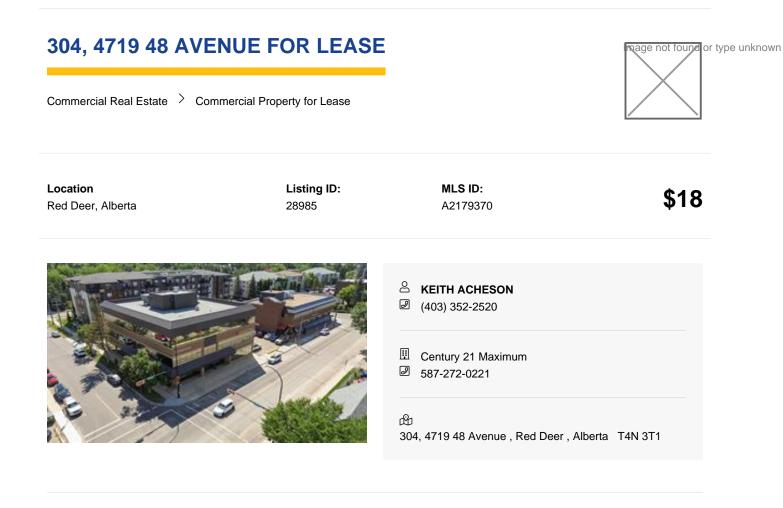


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Transaction Type For Lease

Lease Amount 18.00

Zoning C1

Year Built 2001

Property Sub Type
Office

Building Area (Sq. M.) 143.35

Footprint (Sq. Ft.) 1543

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 2

Foundation Slab

Commercial Amenities Elevator Passenger, Emergency Lighting

Reports Floor Plans,Other Documents Days On Market 291

Lease Term Other

Building Type Office Building

Property Type Commercial

Building Area (Sq. Ft.) 1543.00

Lot Size (Acres) 0.45

Construction Type Concrete,Metal Frame

Cooling Full

Inclusions blinds/window coverings

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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