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170, 4828 53 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Red Deer, Alberta

Listing ID:
29023


MLS ID:
A2180128

\$12



 **DALE RUSSELL**
 (403) 343-3020

 RE/MAX real estate central alberta
 403-343-3020

 170, 4828 53 Street , Red Deer , Alberta T4N 2E8

Transaction Type For Lease	Title Fee Simple	Days On Market 253
Lease Amount 12.00	Lease Frequency Annually	Zoning C1
Subdivision Downtown Red Deer	Building Type Condo Complex,Mixed Use,Retail,Strip Mall	Year Built 2004
Structure Type Retail	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0425886	Building Area (Sq. Ft.) 1320.00	Building Area (Sq. M.) 122.63
Lot Size (Sq. Ft.) 1650	Lot Size (Acres) 0.04	Footprint (Sq. Ft.) 1650
Roof Flat Torch Membrane	Foundation Poured Concrete	Cooling Central Air
Heating Forced Air,Natural Gas	Access to Property Public	Inclusions N/A
Restrictions None Known	Reports None	

1,320 sq ft retail or office space in the Watson Centre downtown - end unit close to 49 Ave with excellent exposure to high traffic volumes. Lots of windows, and signage facing 49 Avenue and 53 Street. Ample parking at rear. Property is vacant. Common area costs are budgeted at \$7.50/sq ft/year and include building insurance, taxes, exterior maintenance, parking lot maintenance and common area utilities. Tenant's heat and power are separately metered.

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