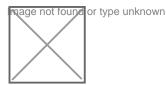


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **170, 4828 53 STREET FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location** Red Deer, Alberta Listing ID: 29023

MLS ID: A2180128

**\$12** 

THE UPS STORE

- △ DALE RUSSELL
- **(403) 343-3020**
- RE/MAX real estate central alberta
- **403-343-3020**
- 170, 4828 53 Street , Red Deer , Alberta T4N 2E8

Title **Days On Market Transaction Type** 253

For Lease Fee Simple

**Lease Frequency Lease Amount** Zoning 12.00 Annually C1

Subdivision Year Built Condo Complex, Mixed Use, Retail, Strip Downtown Red Deer 2004 Mall

**Building Type** 

**Structure Type Property Type Property Sub Type** Mixed Use Retail Commercial

Legal Plan **Building Area (Sq. Ft.)** Building Area (Sq. M.) 0425886 1320.00 122.63

Footprint (Sq. Ft.) Lot Size (Sq. Ft.) Lot Size (Acres) 1650 0.04 1650

Roof **Foundation** Cooling

Flat Torch Membrane **Poured Concrete** Central Air

Heating Access to Property Inclusions

N/A Forced Air, Natural Gas Public

Restrictions Reports None Known 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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