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7, 4801 51 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta

Listing ID:
29280

MLS ID:
A2193143

\$12



 **CAMERON TOMALTY**
 (403) 350-0075

 RE/MAX Commercial Properties
 403-986-7777

 7, 4801 51 Avenue , Red Deer , Alberta T4N 4H2

Transaction Type For Lease	Days On Market 393	Lease Amount 12.00
Lease Frequency Annually	Zoning C-1	Subdivision Downtown Red Deer
Building Type Mixed Use	Year Built 1951	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan H
Building Area (Sq. Ft.) 1790.00	Building Area (Sq. M.) 166.30	Inclusions N/A
Restrictions None Known	Reports Other Documents	

Located in the heart of downtown Red Deer, this well maintained 1,790 SF unit is perfect for retail or office use. The space is comprised of an open storefront with a built-in counter, a secondary open area with partial separation walls, two additional rooms that could be used for fittings rooms or storage, and one washroom in the unit. There is also access to the common hallway, with one washroom that is shared with neighbouring tenants of the building. Large windows in the front of the unit provide lots of natural light. Pylon signage with exposure to 51 Avenue is available for \$55.00/month, plus GST. Parking on the property is for customers only, however there are several public parking facilities located nearby for tenants and staff. Additional Rent is estimated at \$8.84 for the 2025 budget year.

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