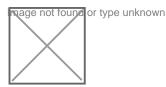


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

Lease Frequency

Annually

**Building Type**Mixed Use

Property Type Commercial

Building Area (Sq. Ft.) 1790.00

Restrictions

None Known

**Days On Market** 

143

Zoning

C1

Year Built 1951

**Property Sub Type** 

Retail

Building Area (Sq. M.)

166.30

Reports

Other Documents

**Lease Amount** 

12.00

Subdivision

Downtown Red Deer

Structure Type

Retail

Legal Plan

Н

Inclusions

N/A

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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.