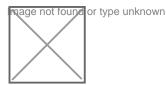


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

**Days On Market** 

206

Lease Amount

12.00

Lease Frequency

Annually

**Zoning** 

Year Built

C1

Subdivision

Structure Type

Downtown Red Deer

Building Type

**Property Type** 

Commercial

Mixed Use

Retail

Property Sub Type

Retail

1951

Legal Plan

Н

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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