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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 143	<b>Lease Amount</b> 12.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C1	<b>Subdivision</b> Downtown Red Deer
<b>Building Type</b> Mixed Use	<b>Year Built</b> 1951	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> H
<b>Building Area (Sq. Ft.)</b> 1790.00	<b>Building Area (Sq. M.)</b> 166.30	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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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