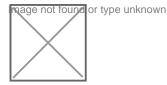


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3434A 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location** Red Deer, Alberta Listing ID: 29487

MLS ID: A2196246

\$3,900



- △ JEREMY MAKILA
- **(403)** 373-7333
- RE/MAX Commercial Properties
- **403-986-7777**
- 3434A 50 Avenue, Red Deer, Alberta T4N 3Y4

**Transaction Type** 

For Lease

**Days On Market** 

3900.00

**Lease Amount** 

Lease Frequency

Monthly

**Zoning** C4

Retail

69

Subdivision South Hill

Year Built

1993

Structure Type

**Property Type** 

**Property Sub Type** 

Retail

Commercial

Legal Plan 6722ET

Building Area (Sq. Ft.)

1944.00

Building Area (Sq. M.)

180.60

Inclusions

N/A

Restrictions None Known

Reports

Other Documents

Exceptionally well kept main floor retail space available for sub-lease on the top of Red Deer's South Hill. This 1,944 SF unit features a wide-open retail space with a built-in front counter, four change rooms, a coffee counter, one washroom, and a storage room/office in the back with a sink. There are also two rear exits. The frontage is all windows which brings in plenty of natural light. The unit has been renovated over the last few years including fresh paint, new flooring, and a new alarm system. Ample parking is available for staff and clients. The \$3,900.00 gross lease rate includes Additional Rent and Pylon Signage only and does not include the cost of all utilities.

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