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## 3, 4418 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Red Deer, Alberta


**Listing ID:**  
29757


**MLS ID:**  
A2201457

**\$7**



 **JEREMY MAKILA**  
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 3, 4418 50 Avenue , Red Deer , Alberta T4N 3Z6

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 110
<b>Lease Amount</b> 7.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> C1
<b>Subdivision</b> Downtown Red Deer	<b>Year Built</b> 1950	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 6712ET
<b>Building Area (Sq. Ft.)</b> 2103.00	<b>Building Area (Sq. M.)</b> 195.37	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

Close to the heart of Downtown Red Deer, the Red Deer Regional Hospital, and on the corner of two arterial roads, this 2,103 SF space is available for lease. The unit includes an open showroom, office, reception area and a storage area with a separate entrance. Ample parking is available behind the building as well as in front for staff and customers. This introductory lease rate is for the first year of a long-term lease to a qualified tenant with annual escalations. Additional Rent is estimated at \$9.50 per square foot for the 2025 budget year.

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