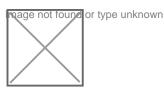


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

403) 373-7333

RE/MAX Commercial Properties

403-986-7777

3, 4418 50 Avenue, Red Deer, Alberta T4N 3Z6

Transaction Type

For Lease

Title

Days On Market

174

Lease Amount

7.00

Lease Frequency

Annually

Fee Simple

Zoning C1

Subdivision

Downtown Red Deer

Year Built

Structure Type Mixed Use

Property Type

Commercial

Property Sub Type

Legal Plan

Retail

1950

6712ET

Building Area (Sq. Ft.)

2103.00

Building Area (Sq. M.)

195.37

Inclusions

N/A

Restrictions

Reports

None Known 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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