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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

\$5



 **JEREMY MAKILA**
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 RE/MAX Commercial Properties
 403-986-7777

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

Transaction Type For Lease	Title Fee Simple	Days On Market 398
Lease Amount 5.00	Lease Frequency Annually	Zoning C-1
Subdivision Downtown Red Deer	Year Built 1950	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Legal Plan 6712ET
Building Area (Sq. Ft.) 2103.00	Building Area (Sq. M.) 195.37	Inclusions N/A
Restrictions None Known	Reports 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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