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4709 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

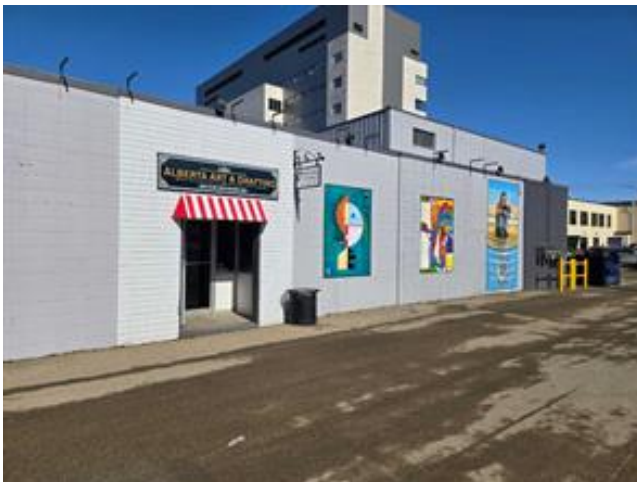




Location
Red Deer, Alberta

Listing ID:
29871

MLS ID:
A2203772

\$10



 **CAMERON TOMALTY**
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 4709 49 Avenue , Red Deer , Alberta T4N 3W9

Transaction Type For Lease	Days On Market 168	Lease Amount 10.00
Lease Frequency Annually	Zoning C-1	Subdivision Downtown Red Deer
Year Built 1967	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 5259NY	Building Area (Sq. Ft.) 913.00
Building Area (Sq. M.) 84.82	Inclusions N/A	Restrictions None Known
Reports Other Documents		

Located in the heart of Downtown Red Deer within close proximity of Sorensen Station, City Hall, and the newly built Justice Centre, this 913 SF unit is available for lease. The unit, located on the south side of the building, features a wide-open retail space, one washroom, and a storage room. Ample parking is available on the east side of the building. This property offers excellent exposure to 49th Avenue, one of Red Deer's main thoroughfares, where thousands of cars pass by daily. Additional Rent is estimated at \$3.95 per square foot for the 2025 budget year.

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