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## 2, 6838 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Red Deer, Alberta

**Listing ID:**  
29952


**MLS ID:**  
A2205236

**\$4,500**



 **CAMERON TOMALTY**  
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 2, 6838 50 Avenue , Red Deer , Alberta T4N 4E3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 97	<b>Lease Amount</b> 4500.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> C4	<b>Subdivision</b> Normandeau
<b>Year Built</b> 1960	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 6784KS	<b>Building Area (Sq. Ft.)</b> 3100.00
<b>Building Area (Sq. M.)</b> 288.00	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Other Documents		

This 3,100 SF retail unit is available for lease. The unit features a wide-open retail area with a built-in counter, three additional rooms that can be used as an office or more retail space, a staff kitchenette, a storage room, and one washroom. There is both a front entrance for customers and a side entrance for staff. Ample paved parking is available directly in front of the unit, shared with the neighbouring tenants. This is a gross lease and includes utilities with the exception of electricity which is on a sub-meter. The unit offers excellent 50th (Gaetz) Avenue frontage where thousands of cars pass by daily.

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