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## 302, 4702 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Red Deer, Alberta



**Listing ID:**  
30222

**MLS ID:**  
A2210132

**\$18.50**



 **RENEE CARON**  
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 302, 4702 49 Avenue , Red Deer , Alberta T4N 3W2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 424	<b>Lease Amount</b> 18.50
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Downtown Red Deer	<b>Year Built</b> 1979
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 3918.70	<b>Building Area (Sq. M.)</b> 364.06	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

3918 sq ft of pristine office space located on the third floor of the MPE Building downtown Red Deer. This space is comprised of 7 large, private offices, all with large windows; 7 vestibule style workstations, large reception area, boardroom, file room, staff area, and 2 well appointed washrooms. The building has great visibility along 49th Ave and is situated at a diagonal to the city parkade, offering convenient access for both staff and visitors. 2 designated onsite parking stalls, metered parking along the south side of the building. Additional onsite parking available. Estimated NNN is \$7.00/sq ft annual, for an estimated total cost of \$8325.75/mo + GST and utilities.

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