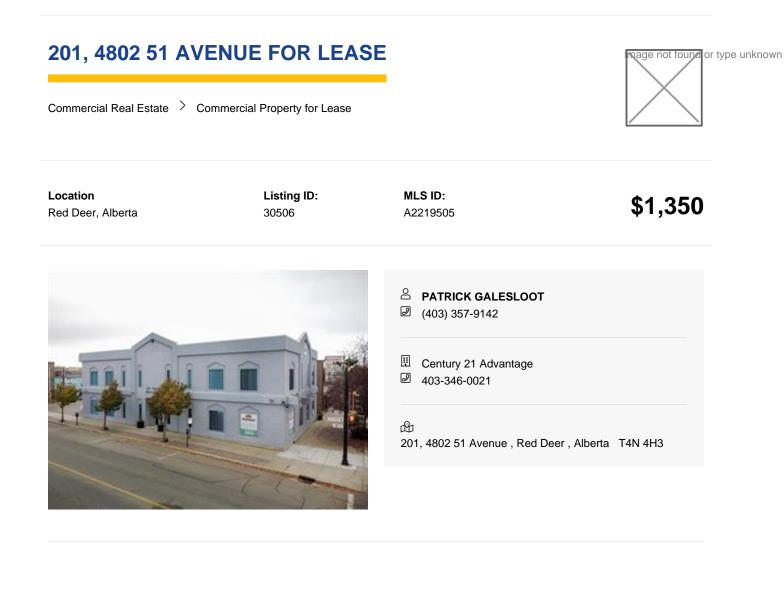


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Transaction Type For Lease

Subdivision Downtown Red Deer

Structure Type Office

Legal Plan H

Lot Size (Sq. Ft.) 8125

Foundation Poured Concrete

Access to Property Accessible to Major Traffic Route,Lane,On Major Traffic Route

Reports Floor Plans Days On Market

Building Type Street Level Storefront

Property Type Commercial

Building Area (Sq. Ft.) 680.00

Lot Size (Acres) 0.19

Cooling Central Air

Inclusions n/a Zoning C1

Year Built 1997

Property Sub Type Office

Building Area (Sq. M.) 63.17

Roof Tar/Gravel

Heating Central,Natural Gas

Restrictions None Known

Elevate your business with this premium 680 sq. ft. second-floor office space in the prestigious AEI Building, ideally situated in the heart of downtown Red Deer. The space features three private offices, one boardroom, and a small reception area. Common areas include access to a secure main floor entrance with a stunning spiral staircase, an elevator, and two well-appointed washrooms. The space is move-in ready, offering convenience and efficiency for tenants. This suite can also be combined with Suite 202 to create a larger office space that includes eleven offices, a spacious reception area, and a full kitchen/break room, suitable for expanding businesses. The monthly rent is \$1,350, which includes all utilities such as power, water, heat, and common area costs; internet and phone are extra. Limited monthly paid parking is available for tenants, with additional on-street parking and a City lot located across the street. The AEI Building is a secure, well-maintained property that offers excellent access to Red Deer's business core, local amenities, and major transit routes, providing a convenient and professional setting for a variety of businesses.

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