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201, 4802 51 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta



Listing ID:
30506

MLS ID:
A2219505

\$1,350



 **PATRICK GALESLOOT**
 (403) 357-9142

 Century 21 Advantage
 403-346-0021

 201, 4802 51 Avenue , Red Deer , Alberta T4N 4H3

Transaction Type For Lease	Days On Market 1	Zoning C1
Subdivision Downtown Red Deer	Building Type Street Level Storefront	Year Built 1997
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan H	Building Area (Sq. Ft.) 680.00	Building Area (Sq. M.) 63.17
Lot Size (Sq. Ft.) 8125	Lot Size (Acres) 0.19	Roof Tar/Gravel
Foundation Poured Concrete	Cooling Central Air	Heating Central,Natural Gas
Access to Property Accessible to Major Traffic Route,Lane,On Major Traffic Route	Inclusions n/a	Restrictions None Known
Reports Floor Plans		

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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