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202, 4802 51 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta



Listing ID:
30507

MLS ID:
A2219510

\$12



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

 Century 21 Advantage
 403-346-0021

 202, 4802 51 Avenue , Red Deer , Alberta T4N 4H3

Transaction Type For Lease	Days On Market 1	Zoning C1
Subdivision Downtown Red Deer	Year Built 1997	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan H
Building Area (Sq. Ft.) 1701.00	Building Area (Sq. M.) 158.03	Cooling Central Air
Heating Natural Gas	Inclusions n/a	Restrictions None Known
Reports Floor Plans		

Discover the ideal workspace in the prestigious AEI Building, perfectly positioned on 51 Avenue South in downtown Red Deer. This 1,701 sq. ft. second-floor office space offers a professional, high-end environment with everything your business needs to thrive. Key Features: Spacious Layout: Includes 8 private offices, a large reception area, and a fully equipped kitchen/break room. Turnkey Ready: Beautifully finished and meticulously maintained—move in and start working right away! Modern Amenities: Otis elevator, a stunning spiral staircase, and two well-appointed washrooms in common areas. Convenient Parking Options: Limited monthly paid parking for tenants, plus on-street parking and a City parking lot directly across the street. Flexible Leasing Options: Base Rent: Starting at \$12/sq. ft. Additional Rent (NNN): Estimated at \$11.50/sq. ft., including utilities and common area maintenance. Monthly Total: Competitive pricing starting at \$3,331/month + GST. Expand Your Space: Looking for more room? Combine this suite with Suite 201 to add 4 additional offices or meeting rooms, giving your team even greater flexibility. Prime Location: Situated in a high-traffic consumer corridor, ensuring visibility and accessibility for clients and employees. Directly across the street from Original Joe's restaurant and a convenient City parking lot, offering easy access to dining and parking. This space must be seen to be fully appreciated! Perfect for businesses seeking a central location, professional ambiance, and hassle-free setup.

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