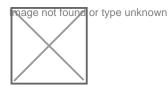


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

rM1

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

Transaction Type Days On Market Lease Amount

For Lease 64 12.00

Lease Frequency Zoning Subdivision

Annually C1 Downtown Red Deer

Year Built Structure Type Property Type
1997 Office Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Office H 1701.00

Building Area (Sq. M.)

Cooling

Heating

158.03

Central Air

Natural Gas

InclusionsRestrictionsReportsn/aNone KnownFloor 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.