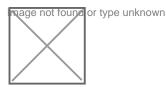


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

202, 4802 51 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 30507

MLS ID: A2219510

\$12



A PATRICK GALESLOOT

(403) 357-9142

□ Century 21 Advantage

403-346-0021

坳

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

Transaction Type

For Lease

Subdivision

Downtown Red Deer

Property Type

Commercial

Building Area (Sq. Ft.)

1701.00

HeatingNatural Gas

Reports
Floor Plans

Days On Market

1

Year Built

1997

Property Sub Type

Office

Building Area (Sq. M.)

158.03

Inclusions

n/a

Zoning

C1

Structure Type

Office

Legal Plan

Н

Cooling

Central Air

Restrictions

None Known

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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