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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**
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 Century 21 Advantage
 403-346-0021

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

Transaction Type For Lease	Days On Market 64	Lease Amount 12.00
Lease Frequency Annually	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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