

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.

102, 5229 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta



Listing ID:
31078


MLS ID:
A2234014

\$16



 **WESLEY GIESBRECHT**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

 102, 5229 50 Avenue , Red Deer , Alberta T4N4B4

Transaction Type For Lease	Days On Market 1	Lease Amount 16.00
Lease Frequency Annually	Lease Term Other	Zoning C1
Subdivision Downtown Red Deer	Building Type Condo Complex	Year Built 2000
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Office
Building Area (Sq. Ft.) 2000.00	Building Area (Sq. M.) 185.80	Footprint (Sq. Ft.) 2000
Construction Type Wood Frame	Roof Tar/Gravel	Foundation Poured Concrete,Slab
Cooling Full	Heating Natural Gas,See Remarks	Lot Features Back Lane,Corner Lot,Near Public Transit,Near Shopping Center,Paved,See Remarks
Commercial Amenities Boardroom,Kitchen,Lunchroom,See Remarks	Access to Property Direct Access	Inclusions N/A
Restrictions None Known	Reports Other Documents	

ATTRACTIVE, Class A PROFESSIONAL OFFICE SPACE W/ optional 13-PARKING STALL separate lot (individually titled) FOR LEASE! This 2,000 SQ FT +/- , First-Class, END-CAP UNIT Office space, located right on GAETZ AVE SOUTH! Main-level GAETZ AVE FRONTAGE, featuring 7 generous offices, front reception w/ built in desk, 2 baths, a big boardroom w/ kitchenette, a server/ storage room as well as 6 common parking spots out front. Low condo fee's of \$367.88/month. (2024) Need more parking? OPTION TO LEASE OR BUY THE ADDITIONAL 25'x125' gravelled parking lot (4927-53 street) which has 13 stalls (can be rented @ \$60.00/month/stall) Listed at \$149,900.00. LEASE TOGETHER (or Sold \$469,800.00 total)or separate. Superb location with HIGH VISIBILITY and a traffic count, well over 7,000 cars/day. Visit REALTORS® website for more detailed information. Total leasing costs are \$3,453.35/month (\$15.00/PSF (\$2,666.67/month), plus \$4.72/PSF NNN costs (\$786.68) plus GST.

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.