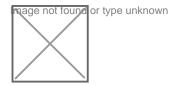


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

2000

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

Lot Features

Cooling Heating

Full

Natural Gas, See Remarks

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.

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