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1, 4418 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta



Listing ID:
31265

MLS ID:
A2237745

\$8



 **JEREMY MAKILA**
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 1, 4418 50 Avenue , Red Deer , Alberta T4N 3Z6

Transaction Type For Lease	Days On Market 2	Lease Amount 8.00
Lease Frequency Annually	Zoning C1	Subdivision Downtown Red Deer
Year Built 1950	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 6712ET	Building Area (Sq. Ft.) 1976.00
Building Area (Sq. M.) 183.57	Inclusions N/A	Restrictions None Known
Reports Other Documents		

This Downtown mixed use property is available for lease. The 1,976 SF space features a large storefront/reception area, two offices, a storage room, and a washroom, with large windows in the front that bring in plenty of natural light. The unit has recently undergone renovations including new vinyl flooring and fresh paint. This location is highly visible from 50th Avenue, with thousands of cars passing by daily. Introductory lease rate is for the first year of a long-term lease to a qualified Tenant. Additional Rent is estimated at \$9.50 per square foot for the 2025 budget year.

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