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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

**\$6.50**



 **JEREMY MAKILA**  
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 RE/MAX Commercial Properties  
 403-986-7777

 1, 4418 50 Avenue , Red Deer , Alberta T4N 3Z6

**Transaction Type**

For Lease

**Days On Market**

208

**Lease Amount**

6.50

**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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