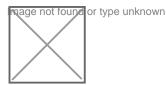


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1,4418 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 31265

MLS ID: A2237745

\$8



△ JEREMY MAKILA

(403) 373-7333

RE/MAX Commercial Properties

403-986-7777

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

Transaction Type

For Lease

Days On Market

64

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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