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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

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

**Transaction Type** 

For Lease

**Days On Market** 

6.50

Lease Frequency

Annually

**Zoning** 

147

C1

Downtown Red Deer

Building Area (Sq. Ft.)

Year Built

1950

Structure Type

Property Type

**Lease Amount** 

Subdivision

Property Sub Type

Mixed Use

Mixed Use Commercial

1976.00

Building Area (Sq. M.)

183.57

Inclusions

Legal Plan

6712ET

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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