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## 120 & 130, 4707 50 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Red Deer, Alberta


**Listing ID:**  
31285


**MLS ID:**  
A2238263

**\$5**



 **CAMERON TOMALTY**  
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 120 & 130, 4707 50 Street , Red Deer , Alberta T4N 1X3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 64	<b>Lease Amount</b> 5.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C1	<b>Subdivision</b> Downtown Red Deer
<b>Year Built</b> 1965	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1144NY	<b>Building Area (Sq. Ft.)</b> 3800.00
<b>Building Area (Sq. M.)</b> 353.03	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Other Documents		

Located Downtown, this 3,800 SF recently renovated double-unit is available for lease. The mixed use/retail space features a wide-open area with pillars, two washrooms, and a kitchenette. There are large windows in the front of the unit that bring in plenty of natural light. This property is located along 50th (Ross) Street and offers excellent visibility, with thousands of cars passing by daily. There are three dedicated parking stalls located behind the building and ample street parking available directly in front. Basement options, for additional space, may be available. Additional Rent is \$10.42 per square foot, per annum, for the 2025 budget year. Introductory lease rate is for the first year of a long-term lease to a qualified Tenant.

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