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4, 4910 45 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta

Listing ID:
32105

MLS ID:
A2256621

\$10



 **DALE RUSSELL**
 (403) 343-3020

 RE/MAX real estate central alberta
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 4, 4910 45 Street , Red Deer , Alberta T4N 1K6

Transaction Type For Lease	Days On Market 21	Lease Amount 10.00
Lease Frequency Annually	Subdivision Downtown Red Deer	Building Type Condo Complex
Year Built 1994	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Office	Building Area (Sq. Ft.) 2832.00	Building Area (Sq. M.) 263.10
Inclusions N/A	Restrictions None Known	Reports None

Prime second-storey office space located along high-traffic Gaetz Avenue, offering excellent visibility and accessibility for clients and staff. This well-laid-out unit provides 2,500 sq. ft. of versatile space, making it ideal for a variety of professional or administrative uses. A welcoming reception area has a built-in desk to greet clients and create a professional first impression. There are 9 private offices: 6 have large windows that provide plenty of natural light. A kitchen space, 2 washrooms and dedicated storage area complete the space. With its strategic location, generous floor plan, and functional layout, this space is well-suited for businesses seeking a bright, professional, and easily accessible workplace in the heart of the city. Rents are \$10/sq ft/yr (\$2083.33/mo.) plus \$9.75/sq ft/yr Common Area Expenses (2,031.25/mo.) for a total of \$4,114.58/mo. plus utilities (HVAC and power)

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