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A105, 5212 48 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta



Listing ID:
32304

MLS ID:
A2260523

\$24



 **WESLEY GIESBRECHT**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

 A105, 5212 48 Street , Red Deer , Alberta T4N 7C3

Transaction Type For Lease	Days On Market 126	Lease Amount 24.00
Lease Frequency Annually	Zoning DC(6)	Subdivision Downtown Red Deer
Building Type Commercial Mix,Condo Complex,Mixed Use,Office Building,Retail,See Remarks,Shopping Centre,Strip Mall	Year Built 2001	Structure Type Retail
Property Type Commercial	Property Sub Type Office	Legal Plan 0221935
Building Area (Sq. Ft.) 1182.00	Building Area (Sq. M.) 109.81	Lot Size (Sq. Ft.) 1182
Lot Size (Acres) 0.03	Inclusions N/A	Restrictions Condo/Strata Approval
Reports Condo/Strata Bylaws,Tenancy Schedule		

PROFESSIONALLY BUILT OUT OFFICE OR RETAIL SPACE- FOR SUBLEASE until Dec, 2027 w/ 5 year option to renew-This HIGH-END OFFICE/RETAIL UNIT has outstanding visibility & signage opportunities right onto Taylor drive and Ross Street,. A Marquee location right at the Heart of the Heritage Village Shopping Centre. Boasting the following features, this could be your businesses new home: Formerly E-WYN WEIGHT-LOSS, this quality-built out space, boasts 1181 SQ FT and is Turnkey. 30-day possession available! Large main building signage, Large east and west facing windows, 5 offices, Built-in desk/Front Reception, Waiting area and display space with slat wall for retail goods sales in place, Free staff and customer parking, throughout the complex Alarm system, Other Tenant's in the Complex includes Mcdonald's, Dental, Law & Dental, Chiropractic offices!, Insurance Brokers And more. NNN's are estimated at \$13.15./sq.ft (incl. condo fee's / common area charges of \$652.57 & taxes of \$641.80/monthly)). Average power/ gas bills are \$325/month with water/sewer averaging \$58/month. Total rent is \$3,656.18/month +GST/Utilities.

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