

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Zoning</b> DC(6)
<b>Subdivision</b> Downtown Red Deer	<b>Building Type</b> Commercial Mix,Condo Complex,Mixed Use,Office Building,Retail,See Remarks,Shopping Centre,Strip Mall	<b>Year Built</b> 2001
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 0221935	<b>Building Area (Sq. Ft.)</b> 1182.00	<b>Building Area (Sq. M.)</b> 109.81
<b>Lot Size (Sq. Ft.)</b> 1182	<b>Lot Size (Acres)</b> 0.03	<b>Inclusions</b> N/A
<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> 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. Average power/ gas bills are \$325/month with water/sewer averaging \$58/month. Total rent is \$3,656.18/month +GST/Utilities.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.