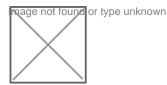


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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
- **2** (403) 350-5674
- □ Century 21 Advantage
- **403-346-0021**

rM1

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

Transaction TypeDays On MarketZoningFor Lease1DC(6)

**Building Type** 

SubdivisionCommercial Mix,Condo Complex,MixedYear BuiltDowntown Red DeerUse,Office Building,Retail,See2001

Remarks, Shopping Centre, Strip Mall

Structure Type Property Type Property Sub Type

Retail Commercial Office

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0221935 1182.00 109.81

Lot Size (Sq. Ft.) Lot Size (Acres) Inclusions

1182 0.03 N/A

Restrictions Reports

Condo/Strata Approval 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 officesI, 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.

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