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## 102, 5229 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Red Deer, Alberta



**Listing ID:**  
32319


**MLS ID:**  
A2259932

**\$16**



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

 Century 21 Advantage  
 403-346-0021

 102, 5229 50 Avenue , Red Deer , Alberta T4N4B4

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Lease Amount</b> 16.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C1	<b>Subdivision</b> Downtown Red Deer
<b>Building Type</b> Condo Complex	<b>Year Built</b> 2000	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 0425024
<b>Building Area (Sq. Ft.)</b> 2000.00	<b>Building Area (Sq. M.)</b> 185.80	<b>Footprint (Sq. Ft.)</b> 2000
<b>Construction Type</b> Wood Frame	<b>Roof</b> Tar/Gravel	<b>Foundation</b> Poured Concrete,Slab
<b>Cooling</b> Full	<b>Heating</b> Natural Gas,See Remarks	<b>Lot Features</b> Back Lane,Corner Lot,Near Public Transit,Near Shopping Center,Paved,See Remarks
<b>Commercial Amenities</b> Boardroom,Kitchen,Lunchroom,See Remarks	<b>Access to Property</b> Direct Access	<b>Inclusions</b> Fridge
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

ATTRACTIVE, Class A PROFESSIONAL OFFICE SPACE W/ optional 13-PARKING STALL separate lot FOR LEASE OR SALE! This 2,000 SQ FT +/- , First-Class, END-CAP UNIT Office space, located right on GAETZ AVE SOUTH! Main-level GAETZ AVE FRONTAGE, featuring 7 generous offices, front reception w/ built in desk, 2 baths, a big boardroom w/ kitchenette, a server/ storage room as well as 6 common parking spots out front. Low condo fee's of \$367.88/month. (2024) Need more parking? OPTION TO LEASE OR BUY THE ADDITIONAL 25'x125' gravelled parking lot (4927-53 street) which has 13 stalls (can be rented @ \$60.00/month/stall) Listed at \$129,900.00. LEASE TOGETHER (or Sold together at \$429,800.00 total )or separate. Superb location with HIGH VISIBILITY and a traffic count, well over 7,000 cars/day. Visit REALTORS® website for more detailed information. Total leasing costs are \$3,453.35/month (\$16.00/PSF (\$2,666.67/month), plus \$4.72/PSF NNN costs (\$786.68) plus GST.

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