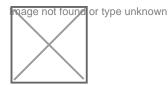


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

102, 5229 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 32319

MLS ID:

A2259932



- **△** WESLEY GIESBRECHT
- **(403)** 350-5674
- □ Century 21 Advantage
- 403-346-0021
- 102, 5229 50 Avenue , Red Deer , Alberta T4N4B4

Transaction Type

For Lease

Title

Fee Simple

Lease Amount

16.00

Lease Frequency

Annually

Zoning

Year Built

C1

Subdivision

Downtown Red Deer

Building TypeCondo Complex

2000

Structure Type Mixed Use

Property Type

Commercial

Property Sub Type

Office

Legal Plan 0425024

Building Area (Sq. Ft.)

2000.00

Building Area (Sq. M.)

185.80

Footprint (Sq. Ft.)

2000

Construction Type

Wood Frame

Roof

Tar/Gravel

Foundation

Poured Concrete, Slab

Lot Features

Cooling Heating

Full

Natural Gas, See Remarks

Back Lane, Corner Lot, Near Public Transit, Near Shopping

Center, Paved, See Remarks

Commercial Amenities

Boardroom, Kitchen, Lunchroom, See

Remarks

Access to Property

Direct Access

Inclusions

Fridge

Restrictions
None Known

Reports

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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