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## 4406 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Red Deer, Alberta



**Listing ID:**  
32400

**MLS ID:**  
A2262206

**\$14**



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 4406 50 Avenue , Red Deer , Alberta T4N 3Z6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 61	<b>Lease Amount</b> 14.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> C1	<b>Subdivision</b> Downtown Red Deer
<b>Building Type</b> Office Building	<b>Year Built</b> 1978	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 2673TR
<b>Building Area (Sq. Ft.)</b> 26000.00	<b>Building Area (Sq. M.)</b> 2415.46	<b>Lot Size (Sq. Ft.)</b> 148219
<b>Lot Size (Acres)</b> 3.40	<b>Inclusions</b> n/a	<b>Restrictions</b> None Known
<b>Reports</b> None		

Lease space available on a number of different units of varying sizes. The property has 4 floors with space on the third or fourth floors. The building is the current home of the Healthy Heart Institute, is well located to the hospital and would be beneficial for medical practices, pharmacy and other medical industry partners. Square footage from 400 to 4000 square feet to accommodate any needs. Paid parking is available and the location has a view to the creek on the west. The landlord may be willing to do some leasehold improvements for the spaces. The property is currently undergoing substantial renovations and improvements to common areas and frontage.

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