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4709 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

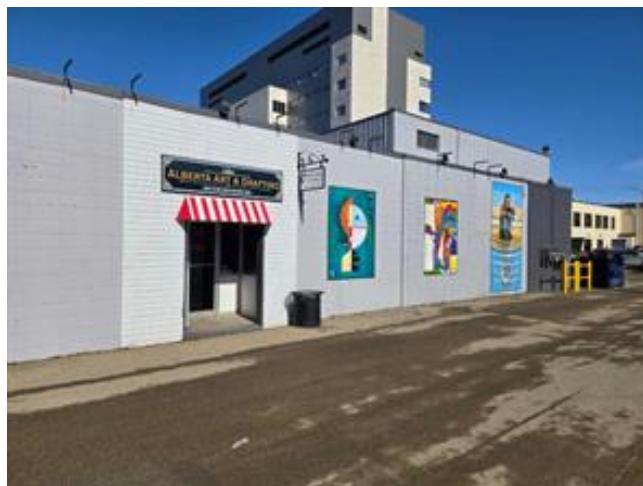


Location
Red Deer, Alberta

Listing ID:
32495

MLS ID:
A2263080

\$10



 **CAMERON TOMALTY**
 (403) 350-0075

 **RE/MAX Commercial Properties**
 403-986-7777

 **4709 49 Avenue , Red Deer , Alberta T4N 3W9**

Transaction Type	Days On Market	Lease Amount
For Lease	123	10.00
Lease Frequency	Zoning	Subdivision
Annually	C-1	Downtown Red Deer
Year Built	Structure Type	Property Type
1967	Retail	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	5259NY	913.00
Building Area (Sq. M.)	Inclusions	Restrictions
84.82	N/A	None Known

Reports

Other Documents

Located in the heart of Downtown Red Deer within close proximity of Sorensen Station, City Hall, and the newly built Justice Centre, this 913 SF unit is available for lease. The unit, located on the south side of the building, features a wide-open retail space, one washroom, and a storage room. Ample parking is available on the east side of the building. This property offers excellent exposure to 49th Avenue, one of Red Deer's main thoroughfares, where thousands of cars pass by daily. Additional Rent is estimated at \$5.00 per square foot for the 2025 budget year. The property is under new ownership and exterior renovations are expected to begin in 2026.

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