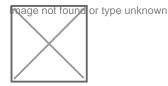


Dec 15, 2025, 3:25:55

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.

4711 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 32496

MLS ID: A2263083

\$10



- **△** CAMERON TOMALTY
- **(403)** 350-0075
- □ RE/MAX Commercial Properties
- **403-986-7777**
- 4711 49 Avenue, Red Deer, Alberta T4N 3W9

Transaction Type

For Lease

Days On Market

10.00

Lease Frequency

Annually

Zoning

C-1

61

Subdivision

Lease Amount

Downtown Red Deer

Year Built

1967

Structure Type

Retail

Property Type Commercial

Property Sub Type

Retail

Legal Plan

Building Area (Sq. Ft.)

5259NY

1825.00

Building Area (Sq. M.)

169.55

Inclusions

N/A

Restrictions
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 1,825 SF unit is available for lease. The unit features a wide-open retail space, one office, a storage room, and one washroom. There are large windows along the west side of the unit that bring in plenty of natural light. 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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