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## 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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 61	<b>Lease Amount</b> 10.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C-1	<b>Subdivision</b> Downtown Red Deer
<b>Year Built</b> 1967	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 5259NY	<b>Building Area (Sq. Ft.)</b> 1825.00
<b>Building Area (Sq. M.)</b> 169.55	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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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