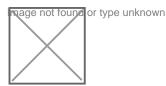


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4711 49 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



Location

Listing ID:

MLS ID: A2263083

Red Deer, Alberta

32496



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

**Transaction Type** 

For Lease

**Zoning** C-1 Subdivision

Downtown Red Deer

Building Area (Sq. Ft.)

**Year Built** 

1967

Structure Type

Retail

Property Type Commercial

**Property Sub Type** 

Retail

1825.00

Building Area (Sq. M.)

169.55

Inclusions

Legal Plan

5259NY

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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.