

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

Zoning

C-1

Subdivision

Downtown Red Deer

Year Built

1967

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

5259NY

Building Area (Sq. Ft.)

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.

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.