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4919 59 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Red Deer, Alberta

Listing ID:
32804

MLS ID:
A2269566

\$20



 **MIKE GAIT**
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 Century 21 Maximum
 587-272-0221

 4919 59 Street , Red Deer , Alberta T4N6C9

Transaction Type For Lease	Title Fee Simple	Days On Market 172
Lease Amount 20.00	Lease Frequency Annually	Subdivision Riverside Light Industrial Park
Building Type Office Building,Walk-up	Year Built 1977	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 9424051
Building Area (Sq. Ft.) 42095.00	Building Area (Sq. M.) 3910.72	Heating Baseboard,Boiler,Forced Air,Natural Gas,Zoned
Inclusions N/A	Restrictions Landlord Approval	Reports Building Plans

Premium Two-Story Office Plaza for Lease – Unmatched Visibility on Gaetz Avenue Position your business in one of Red Deer’s most high-profile locations! This newly renovated two-storey office plaza is situated between the northbound and southbound lanes of Gaetz Avenue, offering incredible exposure to heavy automotive traffic. Overlooking the Red Deer River, this plaza is the perfect professional setting for businesses that demand both style and visibility. Flexible Office Spaces to Suit Your Needs. *FINISHED OFFICE WAS FOR SHOW PURPOSES ONLY* With spaces available from 1,352 sq. ft. to 3,179sq. ft., you can customize your office layout to meet your specific requirements. This property is perfect for a wide range of professional services, including healthcare providers, registries, accounting firms, financial institutions, and businesses that thrive on high-traffic locations. Generous Tenant Improvement Incentives Take advantage of a tenant improvement incentive of \$80.00 per square foot with a signed 10-year lease commitment. Whether you’re looking for a turnkey solution or want to tailor the space to fit your brand, we can accommodate your needs. Key Features: Turnkey options available for immediate setup Reserved parking available and included in your lease Elegant, modern interiors designed for a professional business atmosphere Ideal exposure on one of Red Deer’s busiest roads with high daily traffic flow Scenic views of the Red Deer River, adding a touch of prestige to your office environment Easy client access and ample parking for staff and visitors This is an exceptional opportunity for professional offices looking for a strategic, high-visibility location to grow and thrive. Whether you’re in healthcare, finance, legal services, or any business that requires significant daily exposure, this office plaza is the ideal choice for your next base of operations.

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