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120 & 130, 4707 50 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta


Listing ID:
32830


MLS ID:
A2269997

\$10



 **JEREMY MAKILA**
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 RE/MAX Commercial Properties
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 120 & 130, 4707 50 Street , Red Deer , Alberta T4N 1X3

Transaction Type For Lease	Days On Market 83	Lease Amount 10.00
Lease Frequency Annually	Zoning C-1	Subdivision Downtown Red Deer
Year Built 1965	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1144NY	Building Area (Sq. Ft.) 3800.00
Building Area (Sq. M.) 353.03	Inclusions N/A	Restrictions None Known
Reports Other Documents		

EXCELLENT DAYCARE OPPORTUNITY! Located Downtown, this 3,800 SF recently renovated double-unit is available for lease. The mixed use/retail space features a wide-open area with pillars, two washrooms, and a kitchenette. There are large windows in the front of the unit that bring in plenty of natural light and space directly behind to build an outdoor play area. This property is located along 50th (Ross) Street and offers excellent visibility, with thousands of cars passing by daily. There are three dedicated parking stalls located behind the building and ample street parking available directly in front. Basement options, for additional space, may be available. Additional Rent is \$10.42 per square foot, per annum, for the 2025 budget year. Introductory lease rate is for the first year of a long-term lease to a qualified Tenant. This building is under new management and ownership.

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