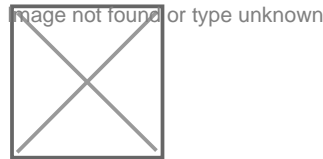


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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.

4940 51 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location Red Deer, Alberta

Listing ID: 35726

MLS ID: A2321163

\$24



CAMERON TOMALTY (403) 350-0075

RE/MAX Commercial Properties 403-986-7777

4940 51 Avenue , Red Deer , Alberta T4N 7C6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 24.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C-1A	<b>Subdivision</b> Downtown Red Deer
<b>Year Built</b> 2001	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 9220308	<b>Building Area (Sq. Ft.)</b> 2669.00
<b>Building Area (Sq. M.)</b> 247.96	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known

#### Reports

Other Documents

Excellent build to suit opportunity for medical, legal, or other professional office users in Downtown Red Deer! This 2,669 SF unit features a reception area, 9 offices, a boardroom, two washrooms, and a staff room. The Landlord is open to customizing the layout of the unit based on the Tenant's business needs. There are 5 dedicated parking stalls included and 21 additional parking stalls shared with the neighbouring Tenant, Sunlife Financial. This unit is in a prime location with thousands of cars going by daily. Additional Rent is TBD but will include all utilities with the exception of internet and phone services.

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