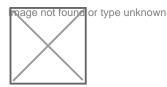


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

101, 4711 51 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 19261

1

\$10



A MIKE WILLIAMSON

MLS ID:

A2003812

(403) 343-3023

■ Salomons Commercial

403-343-3023

W

101, 4711 51 Avenue, Red Deer, Alberta T4N 6H8

Transaction Type

For Lease

Days On Market

584

Lot Size (Acres)

0.96

Lease Amount

10.00

Lease Frequency

Annually

Zoning C1

Subdivision

Downtown Red Deer

Structure Type

Office

Property Type Commercial

Property Sub Type

Office

Legal Plan 7920341 Building Area (Sq. Ft.)

3282.00

Building Area (Sq. M.)

304.91

Lot Size (Sq. Ft.)

41954

Inclusions

N/A

RestrictionsReportsNone KnownCall Lister

This is a main floor corner unit, with private entrance directly from the southwest exterior, located in a well-known high profile building in the downtown. This particular unit also benefits from having a four-sided sign post directly in front, which is visible to the traffic from all directions. The space itself features a flexible office layout including 6 offices, reception/waiting area, large open area suitable for workstations, boardroom with sink, and storage area. The unit has large windows, allowing for plenty of natural light to pass through. Under new ownership and management, this property is undergoing significant redevelopment to the 2nd floor and north wing. Further improvements include a facelift, upgraded common areas complete with new flooring treatment, paint & decorative wall trim and an elevator will be installed allowing full accessibility throughout. Current estimated NNN is \$10.00/sf, which includes all utilities. Note the rentable area is 3,282sf and usable is 2,875sf, which includes the front stairs. Square footage is subject to adjustment upon completion of the redevelopment in the building. Please note one of the photos is a rendering of the main floor common area.

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