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101, 4711 51 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Red Deer, Alberta



Listing ID:
19261

MLS ID:
A2003812

\$10



 **MIKE WILLIAMSON**
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 Salomons Commercial
 403-343-3023

 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
Restrictions None Known	Reports Call 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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