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202, 4711 51 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Red Deer, Alberta



Listing ID:
19295

MLS ID:
A2010934

\$18



 **MIKE WILLIAMSON**
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 Salomons Commercial
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 202, 4711 51 Avenue , Red Deer , Alberta T4N 6H8

Transaction Type For Lease	Days On Market 542	Lot Size (Acres) 0.96
Lease Amount 18.00	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.) 2500.00
Building Area (Sq. M.) 232.26	Lot Size (Sq. Ft.) 41954	Inclusions N/A
Restrictions None Known	Reports Call Lister	

Brand new office lease opportunity, this subject space represents approx one quarter of the building's 2nd floor and is ready for Tenant improvements. Currently the entire floor is an open shell space, offering flexible demising options for businesses of many sizes. Potential for up to a \$40/sf Tenant Improvement Allowance for qualified tenants on a long term lease. The second floor features large windows on three sides, providing an abundance of natural light. Washrooms are to be rebuilt and there are plans for an elevator to be installed, allowing for complete accessibility. Common areas are planned to be styled with a high modern finish that will be completed all throughout the office building. Under new ownership and management, this property is undergoing significant redevelopment to the 2nd floor and north wing. Further improvements include a facelift, and plans for upgraded common areas complete with new flooring treatment, paint & decorative wall trim. Current estimated NNN is \$10.00/sf, which includes all utilities. Square footage and unit number are subject to adjustment during finalizing of a Lease and 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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