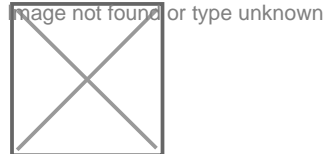


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4919 48 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Red Deer, Alberta



**Listing ID:**  
27775


**MLS ID:**  
A2102172

**\$5**



 **MICHAEL GOUCHIE**  
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 Royal LePage Lifestyles Realty  
 403-782-3171

 4919 48 Street , Red Deer , Alberta T4N 1S8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 463	<b>Lease Amount</b> 5.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> C1	<b>Subdivision</b> Downtown Red Deer
<b>Building Type</b> Low Rise (2-4 stories)	<b>Year Built</b> 1978	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> K
<b>Building Area (Sq. Ft.)</b> 2060.00	<b>Building Area (Sq. M.)</b> 191.38	<b>Lot Size (Sq. Ft.)</b> 2888
<b>Lot Size (Acres)</b> 0.07	<b>Parking</b> 2	<b>Inclusions</b> furniture negotiable
<b>Restrictions</b> None Known	<b>Reports</b> None	

Lease. \$5.00 per sqft for 2nd floor lease rate. Take whole second floor or it can be separated into a 1260 sqft area and an 800 sqft area. Ideal property for a user owner in the downtown core. Very close walking distance to all the downtown amenities and businesses and there are three parking stalls at the back of the building. The second floor has it's own separate entrance and includes two separate office spaces which both have two offices and large reception work areas, two bathrooms. One office has a kitchenette. Lease one area or the whole second floor. Ideal situation for an investor to use second floor while receiving income from main floor lease. The building is also for sale: see MLS # A2102168

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