RE/MAX COMMERCIAL PROPERTIES

WE ARE COMMERCIAL

DOWNTOWN AREA

FOR LEASE

Bay 3, 4418 50 AVE, RED DEER

LOCATION:	LEASE AREA:	ZONING:	LEASE RATE:
Downtown Red Deer	2,103 Square Feet	C1-Commercial	$7.00 Per SF

PRESENTED BY

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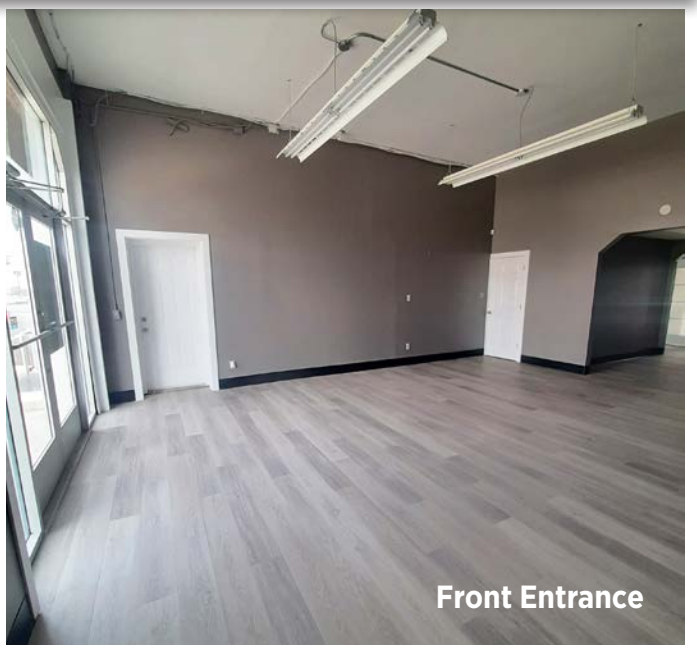
THE PROPERTY
4418 50 AVENUE, BAY #3

Downtown location

- FOR LEASE - 2,103 SF retail space in downtown Red Deer
- Space includes open showroom, office, reception area, washroom and storage area with separate entrance.
- Great exposure and visibility on the intersection of two arterial roads.
- Incredible location across from Port O'Call Safeway and Bank of Nova Scotia and close proximity to Red Deer Regional Hospital
- Freshly painted space with lots of parking for customers and staff
- Rents start at $7.00 per SF per annum for the first year of a five year lease for a qualified Tenant. With annual escalations after the first year this is an excellent opportunity to make a fresh start in an excellent location



Front Entrance

PROPERTY DETAILS

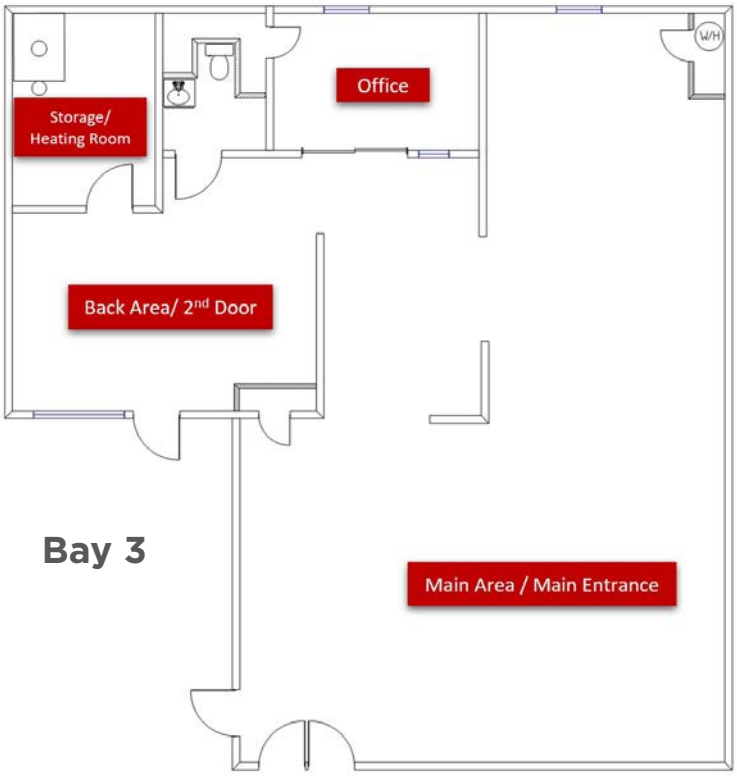
MUNICIPAL:	Bay 3, 4418 50 Ave, Red Deer
LEGAL LAND DESCRIPTION:	Plan 6712ET, Block 6, Lot 8&9
TOTAL AREA:	Main Floor **2,103 SF**
ZONING:	C1-Commercial
YEAR BUILT:	1950
PARKING:	Paved & street parking
LEASE PRICE:	$7.00 Per SF/ $1,226.75 Monthly
NNN COST:	$7.90 Per SF / $1,384.48 Monthly
TOTAL COST:	**= $2,611.22 Monthly**

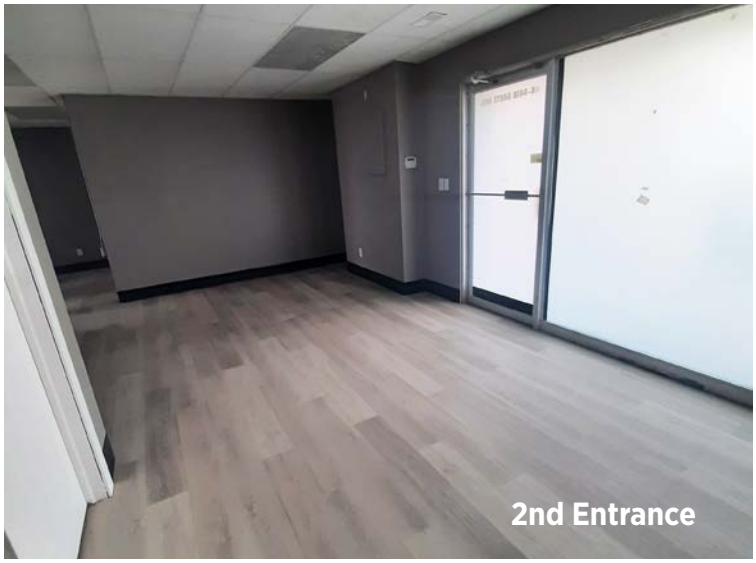
Includes: Electricity, Gas, Building insurance, HVAC Maintenance, Management fees & water.

*** Tenant is responsible for GST**

Office

PROPERTY PHOTOS





CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

LOCATION/MAP

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