

FOR SUB EASE

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4418 50 AVENUE, BA 1



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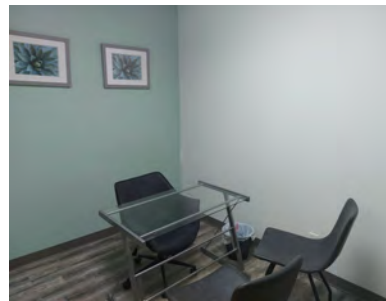
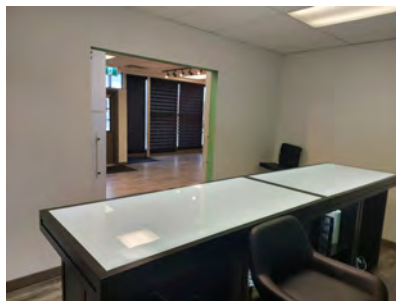
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THE PROPERTY

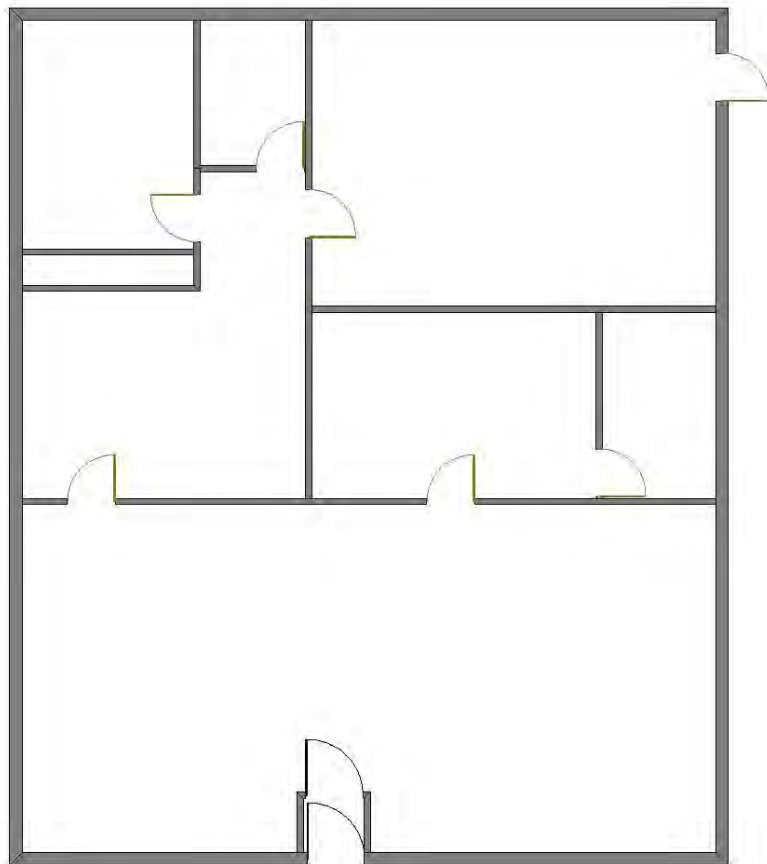
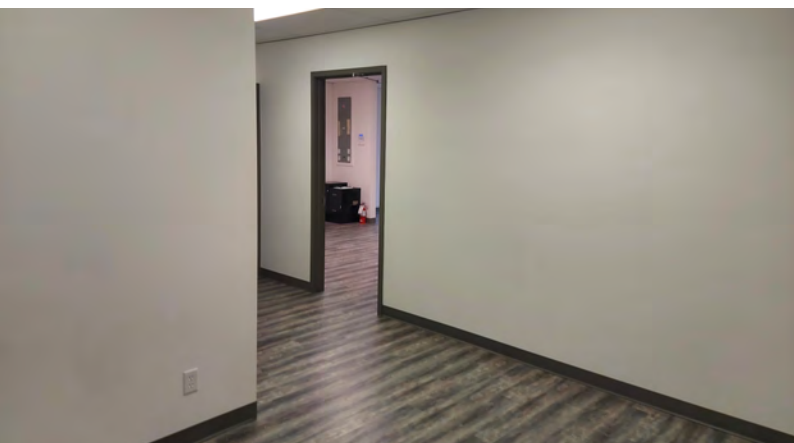
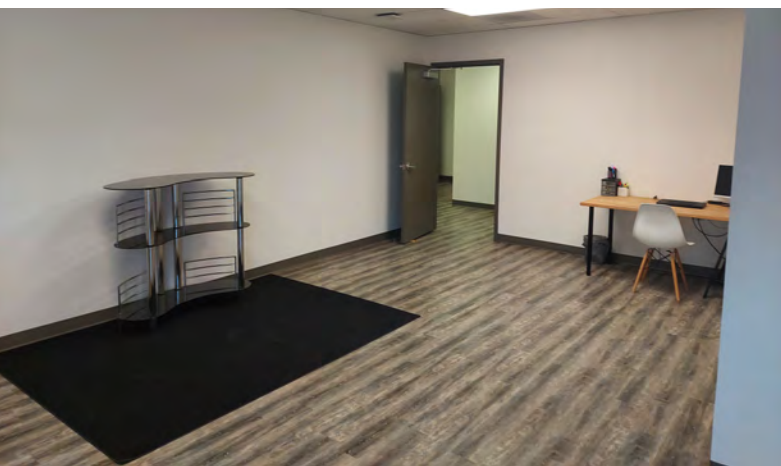
4418 50 AVENUE, BAY 1
DOWNTOWN

- **SUBLEASE** - 1,976 corner unit on 50 Avenue and 45 Street
- Space includes two entrances, wide open reception / waiting area, front boardroom and consultation office. The back of the space includes storage room, washroom and large office with it's own entrance.
- Great visibility and exposure
- Incredible location across from Port O'Call Safeway and Bank of Nova Scotia and close proximity to Red Deer Regional Hospital.
- Well designed space with newer paint and flooring. Some furniture has been left in the space including reception desk and chair, boardroom table and office furnishings.
- Operating costs are estimated at \$7.80 for 2021.





PROPERTY PHOTOS



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