

RE/MAX
COMMERCIAL
PROPERTIES

WE ARE
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FOR LEASE

4814 50 STREET, RED DEER



DOWNTOWN OFFICE BUILDING
MARKET RATES
Main Floor Retail Space Available

PRESENTED BY

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THE PROPERTY

4814 50 STREET

DOWNTOWN SPACE

- Located in the heart of downtown across the street from City Hall.
- Constructed in 1976 this 4 Story building with a basement includes Elevator and main floor lobby
Bright and open stairwell
Multiple developed office and retail spaces with lots of natural light
New fire panel in front lobby and sprinkler system in basement
Zoned C1 - Commercial (City Centre)
- Great views of downtown Red Deer
- Anchored by IDA Drug Store



Main Floor Retail Space Available



UNIT SIZE

Unit 101 - Main Floor
3,567 Sq Ft



LEASE RATE

\$14.00 per Sq Ft - Base
\$9.71 per Sq Ft - NNN



ZONING

C1 - Commercial (City Centre)



MUNICIPAL/LLEGAL

4814 50 Street Red Deer, AB
Plan K, Block 28, Lots 12 to 14

DETAILS / PHOTOS

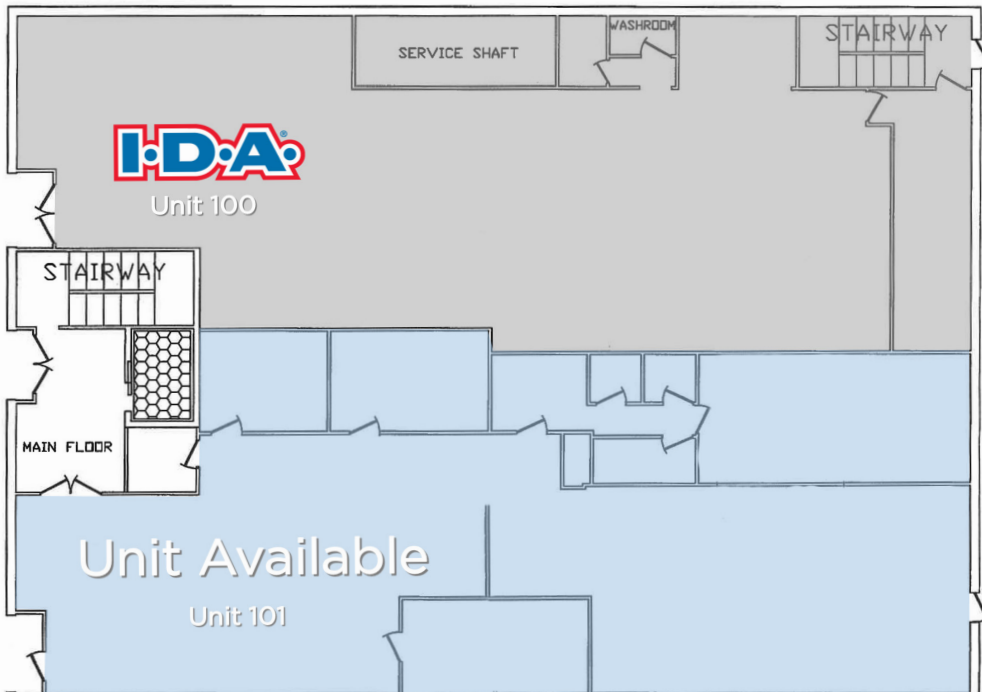


MAIN FLOOR DETAILS

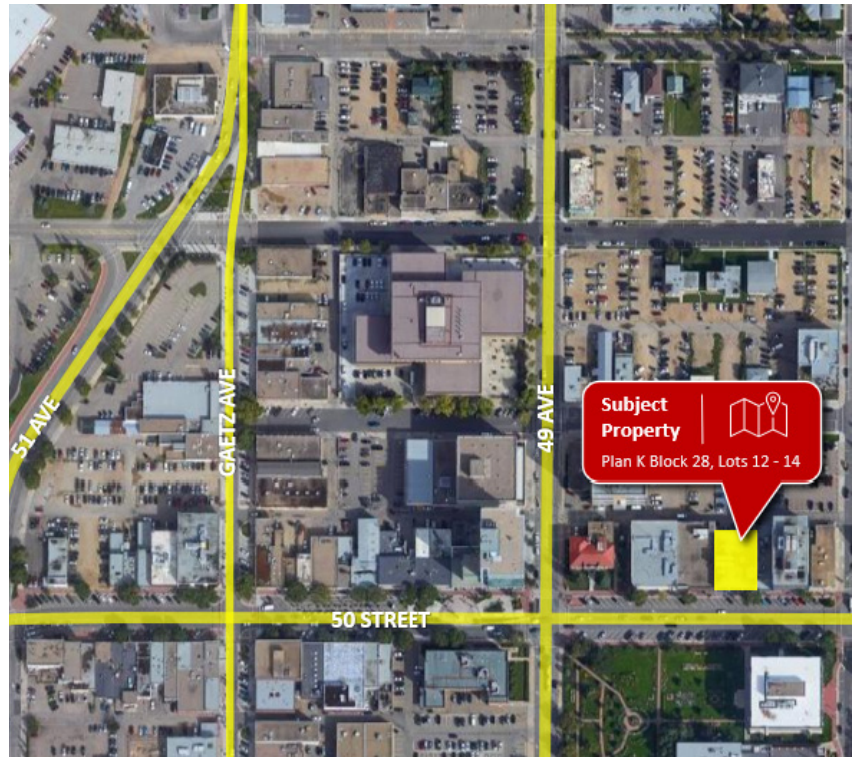
SIZE:	± 6,531 Sq Ft
LOCATION:	Main Floor
UNITS AVAILABLE:	Size of unit available <ul style="list-style-type: none"> Unit 101 = 3,567Sq Ft
LEASE PRICE:	Price of unit available <ul style="list-style-type: none"> Unit 101 = \$14 per SF
UNIT DETAILS:	Unit 101: <ul style="list-style-type: none"> Separate Entrance 3x Open Spaces 2x Extra Rooms 2x Washrooms Kitchen Move In Ready
ZONING:	C1 - Commercial (City Centre)
LEGAL ADDRESS:	4814 50 Street Red Deer, AB Plan K, Block 28, Lots 12 to 14

*Tenant is responsible utilities
 ** Tenant is responsible for GST

FLOOR PLAN



LOCATION & MAP



403.986.7777

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



INDUSTRIAL * RETAIL * LAND * MULTI FAMILY * INVESTMENTS * OFFICE

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