

RIVER VALLEY PLACE  
**FOR LEASE**

Bay 11, 4801 51 AVENUE, RED DEER



**LOCATION:**

Downtown  
Red Deer



**LEASE AREA:**

1,399  
Square Feet



**ZONING:**

C1 - Commercial  
City Centre



**LEASE RATE:**

\$12.00 Per SF  
\$8.84 Per SF - NNN

**PRESENTED BY**

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# THE PROPERTY

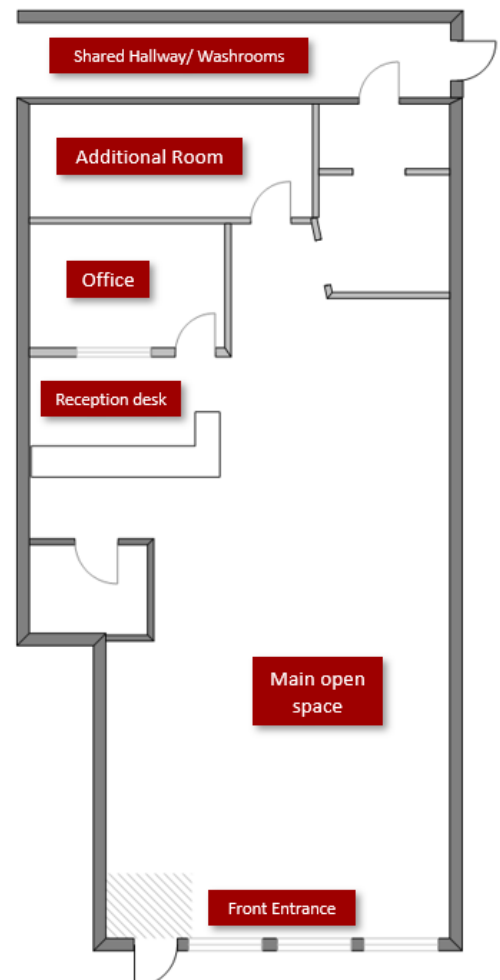
4801 51 AVENUE, BAY 11

## Riverside Valley Place

Located in the heart of Downtown Red Deer in Riverside Valley Place. This 1,399 SF end unit includes:

- **A reception area**
- **Storefront with windows**
- **Shared washrooms**
- **A storage room**
- **Renovated in 2018**
- **Pylon signage with full exposure to 51 Ave available** (Additional charges)
- **Good parking on the property for customers only, on street parking is available, plus plenty of public parking facilities nearby.**

Pylon signage with exposure to 51 Ave is available for \$55.00/ month, plus GST. Additional rent is estimated at \$8.84 PSF for the 2025 budget year.



403.986.7777 | [WWW.REDDEERCOMMERCIAL.COM](http://WWW.REDDEERCOMMERCIAL.COM)

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**RE/MAX**  
COMMERCIAL  
PROPERTIES



# PROPERTY DETAILS / AMENITIES

## PROPERTY DETAILS

MUNICIPAL:	Bay 11, 4801 51 Ave, Red Deer
LEGAL LAND DESCRIPTION:	Plan: H, Block: 9, Lots 1-4
TOTAL AREA:	± 1,399 Sq Ft
ZONING:	C1 - Commercial City Centre
YEAR BUILT:	1951
PARKING:	Paved shared & street
LEASE PRICE:	\$12.00 Per SF/ <b>\$1,399.00</b> Monthly
NNN COST:	\$8.84 Per SF / <b>\$1,030.60</b> Monthly
TOTAL COST:	<b>= \$2,429.60 Monthly</b>

Includes: Building insurance & property taxes

\* Tenant is responsible for GST

\*\* Tenant is responsible for all utilities

PROPERTY TOUR





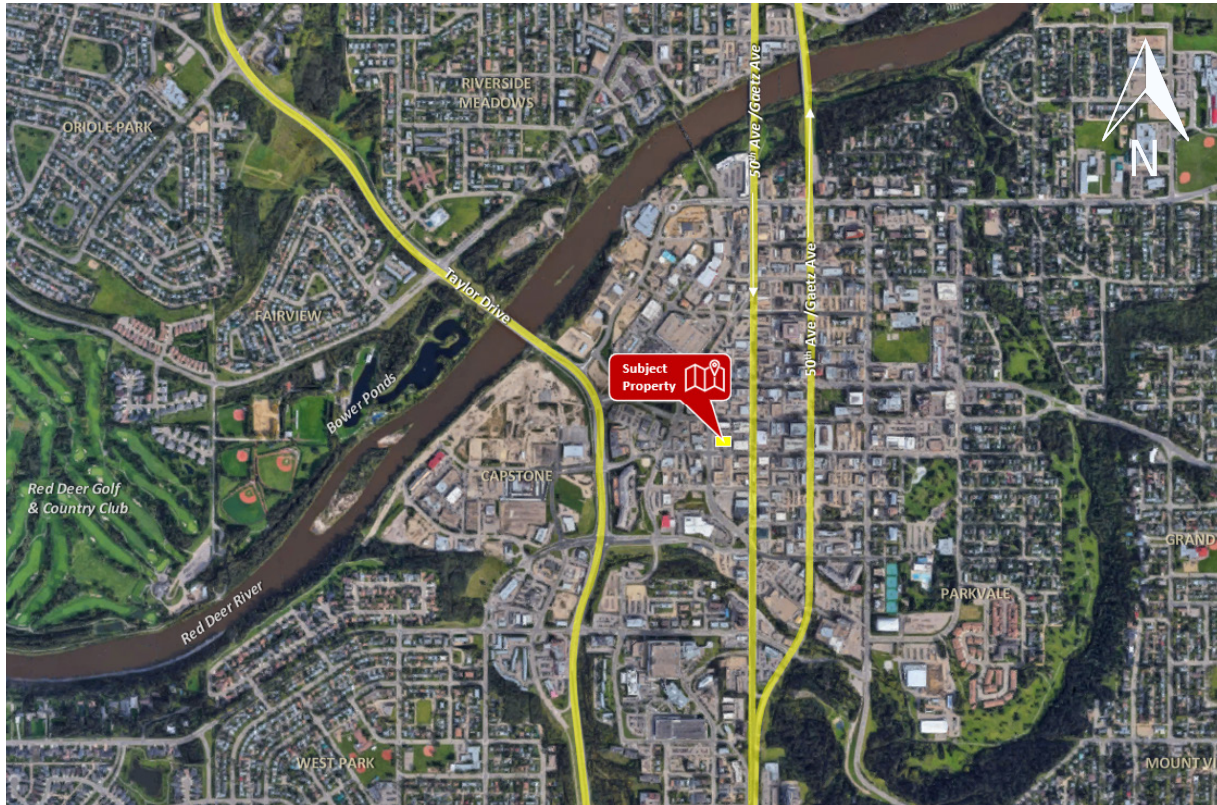
PROPERTY PHOTOS





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

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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