

FOR LEASE \$19/SF

UNIT #104, 4911 51 STREET, RED DEER

DOWNTOWN OFFICE, MAIN FLOOR



LOCATION:

First Place Red Deer



LEASE AREA:

± 4,052 Square Feet



ZONING:

C1-Commercial



PRICE:

\$19.00 Per SF

PRESENTED BY

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THE PROPERTY

4911 51 STREET, UNIT #104

DOWNTOWN OFFICE SPACE

Six-storey secured office building located in the heart of downtown Red Deer. Highly visible location, one block North of Ross Street, on the corner of 51st Street and 49th Avenue.

Former ATB bank space located on the main floor includes an open bull pen space, 9x offices, alarge boardroom, separate washrooms, and a staff kitchennette

- Underground parkade accommodates 52 stalls and has 6'8" parkade doors
- Surface parking (Landlord owned) includes 58 stalls adjacent to the building.
- Base building upgrades in the last several years include new OTIS elevator
- Lease rate of \$19.00/SF with operating costs estimated to be \$9.84/SF for 2023

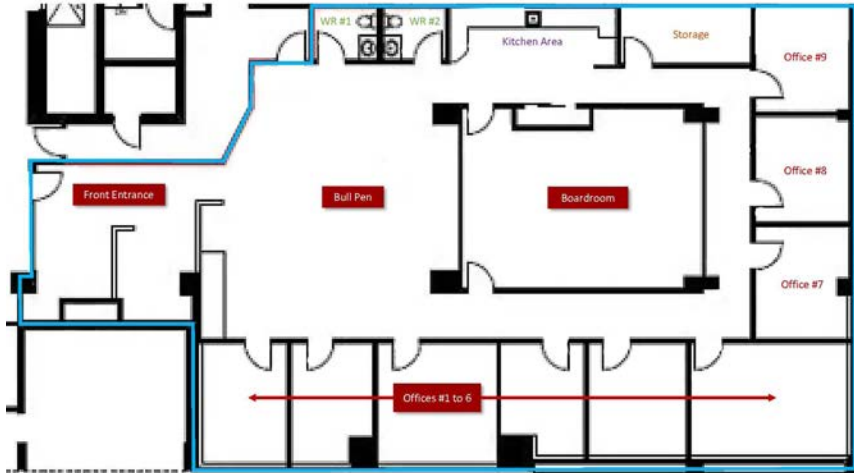


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RE/MAX
COMMERCIAL
PROPERTIES

PHOTOS / DETAILS

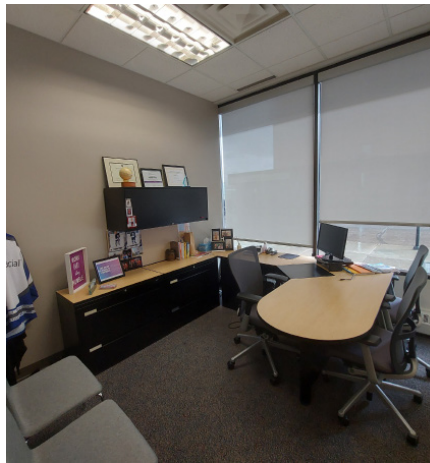


PROPERTY DETAILS

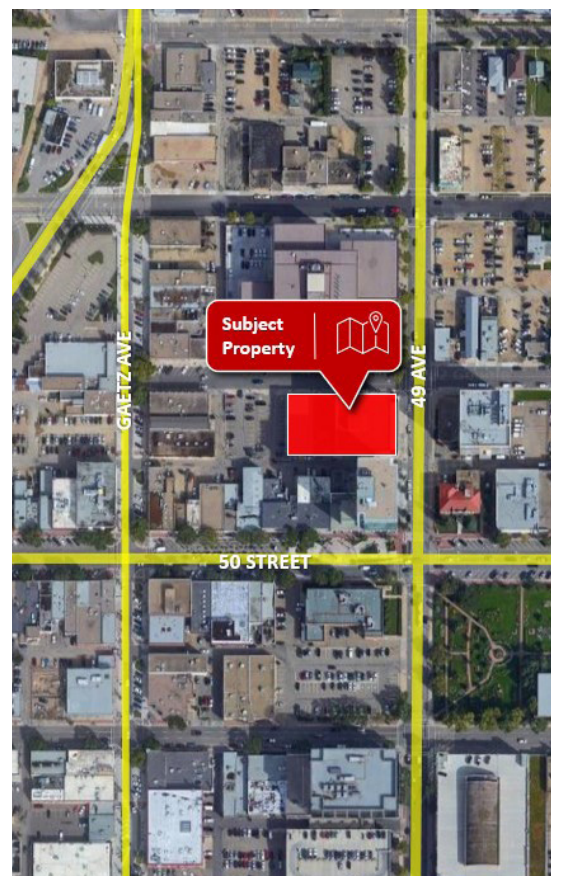
MUNICIPAL:	4911 51 Street, Red Deer
LEGAL LAND DESCRIPTION:	Plan H, Block 17, Lot 21A
TOTAL SIZE:	Total Size = ± 4,052 SF
ZONING:	C1-Commercial (City Centre)
YEAR BUILT:	1988
PARKING:	Paid Parking (underground & lot)
LEASE PRICE:	\$19.00 Per SF/ \$6,415.67 Monthly
NNN COST:	\$9.84 Per SF / \$3,322.64 Monthly
TOTAL COST:	= \$9,738.31 Monthly

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

PROPERTY TOUR 



LOCATION / MAP



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



YOUR RE/MAX COMMERCIAL TEAM

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