

FOR LEASE

209 4815 GAETZ AVENUE, RED DEER



LOCATION:

Downtown
Red Deer



LEASE AREA:

2,366
Square Feet



ZONING:

C1 - Commercial
City Centre



LEASE RATE:

\$8.00 Per SF
\$6.10 Per SF - NNN

PRESENTED BY

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THE PROPERTY

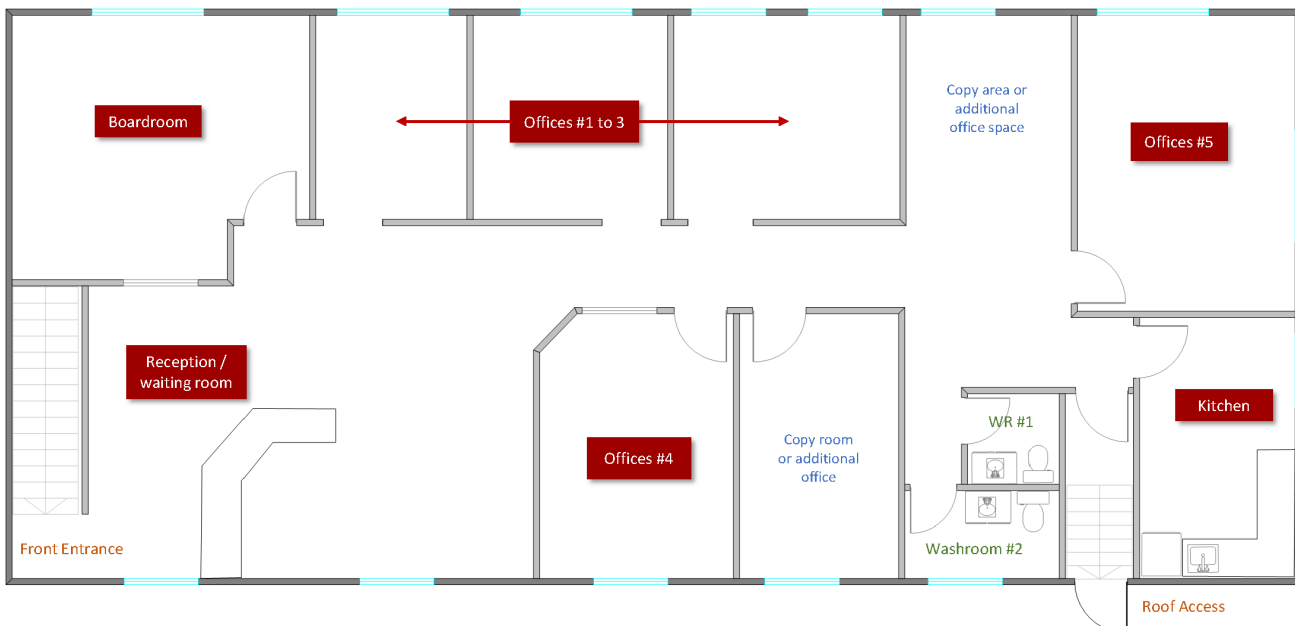
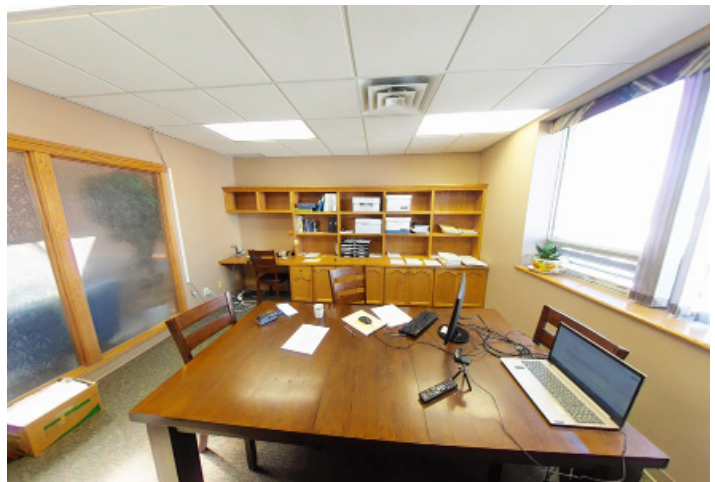
209, 4815 GAETZ AVENUE

Downtown Red Deer

2,366 SF professionally finished second floor unit located in the heart of Downtown Red Deer. This unit includes:

- A reception area
- 5x offices
- 2x washrooms
- A storage room
- A boardroom
- A lunchroom with a kitchenette
- There is no parking available on site, however, there is ample street parking available around the building and public parking lots available nearby

Additional rent is estimated at \$6.10 per sq ft per annum for the 2023 budget year.



PROPERTY DETAILS / AMENITIES

PROPERTY DETAILS

MUNICIPAL:	209, 4815 Gaetz Ave, Red Deer
LEGAL LAND DESCRIPTION:	Condo Plan: 9926656 Block: 2
TOTAL AREA:	± 2,366 Sq Ft
ZONING:	C1 - Commercial City Centre
YEAR BUILT:	1976
PARKING:	Ample street parking & public lots
LEASE PRICE:	\$8.00 Per SF/ \$1,577.33 Monthly
NNN COST:	\$6.10 Per SF / \$1,202.72 Monthly
TOTAL COST:	= \$2,780.05 Monthly

Includes: Building insurance & property taxes

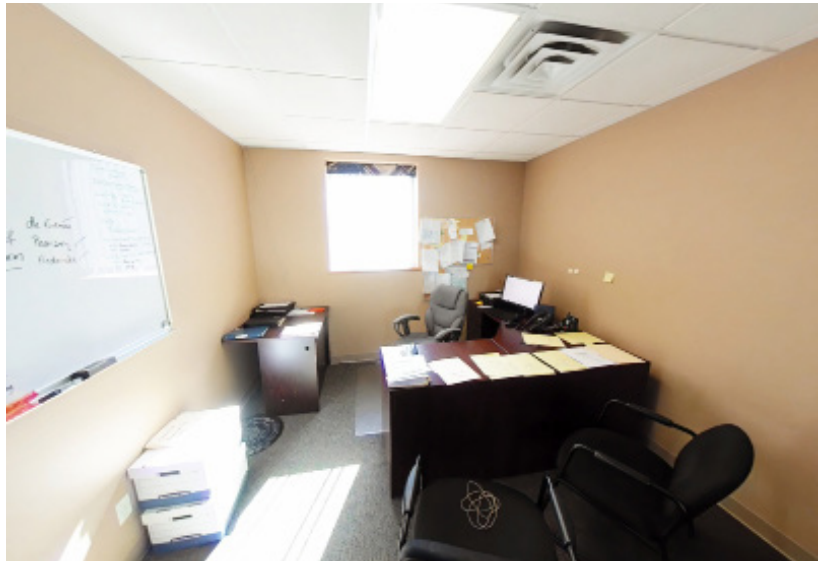
* Tenant is responsible for GST

** Tenant is responsible for all utilities

PROPERTY TOUR

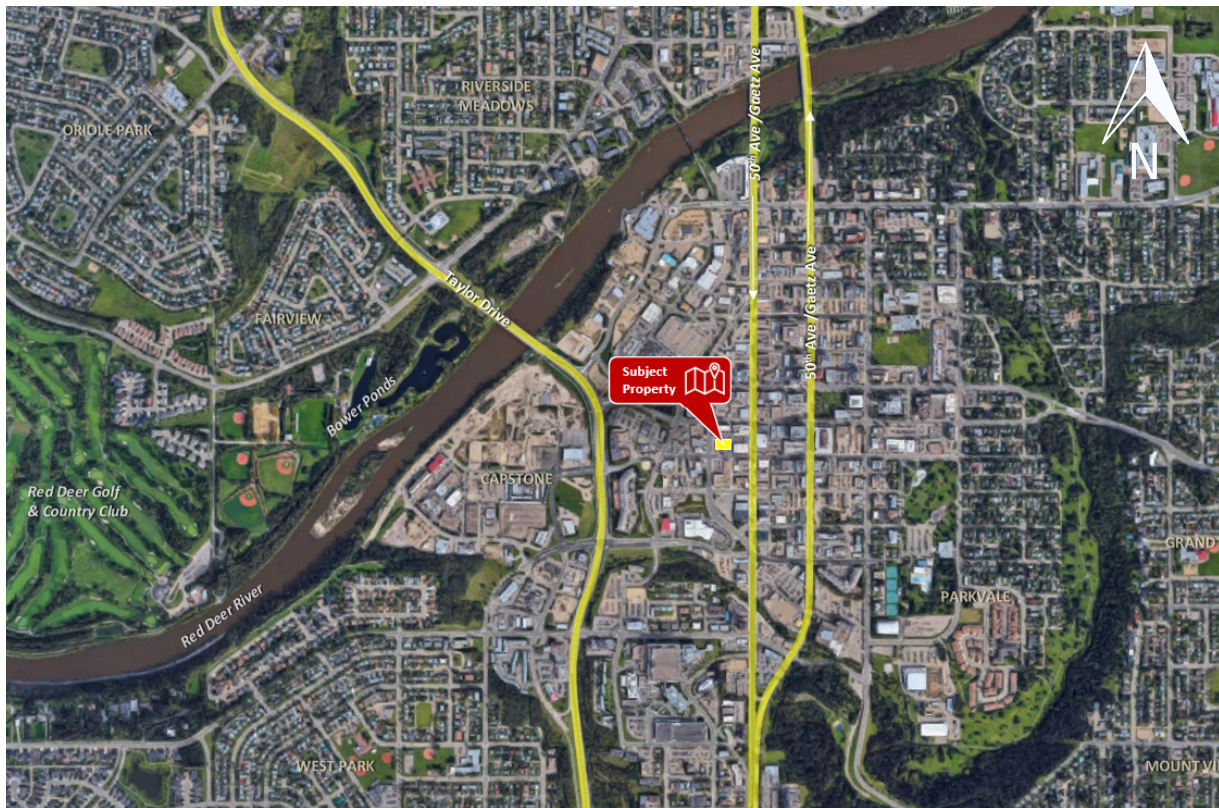


PROPERTY PHOTOS



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

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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RE/MAX
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