

# FOR LEASE

4901 48 STREET, RED DEER



**DOWNTOWN OFFICE BUILDING**  
**MARKET RATES**  
Multiple Office Spaces Available

**PRESENTED BY**

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**WWW.REDDEERCOMMERCIAL.COM**



# THE PROPERTY

4901 48 STREET

## Downtown Building

Professional office space in excellent location downtown Red Deer. 6-storey office tower located the corner of Gaetz Avenue and 48th Street

Leasable offices available include:

### 1,683 SF on the 5th floor

- Space includes reception area, multiple offices, a kitchen, a supply room and a large boardroom

### 4,407 SF on the 5th floor

- Space includes reception area, multiple offices, large hallway with room for desks, a kitchen and a large boardroom

The building has newly updated elevators and the 5th floor washrooms have been completely renovated with new automatic systems.

Operating costs are estimated at \$9.55/SF for 2023. There is also additional storage space available in the basement (253 SF available for \$126.50 per month), and surface parking stalls available for an additional cost



# 5TH FLOOR DETAILS

## PROPERTY DETAILS

<b>MUNICIPAL:</b>	4901 48 Street, Red Deer, AB
<b>LEGAL LAND DESCRIPTION:</b>	Plan: K, Block: 20, Lot: Y
<b>SIZE &amp; FLOORS:</b>	Fifth Floor Unit #501 - 4,407 SF Unit #502 - 1,683 SF
<b>ZONING:</b>	C1 - Commercial
<b>STORAGE:</b>	Additional 253 SF space for \$126.50 PSF
<b>PARKING:</b>	Surface parking stalls for additional cost

## FOR LEASE

### Unit #501

<b>LEASE PRICE:</b>	<b>\$15.00</b> Per SF / <b>\$5,508.75</b> Monthly
<b>NNN COST:</b>	<b>\$9.55</b> Per SF / <b>\$3,507.25</b> Monthly
<b>TOTAL:</b>	<b>= \$9,016.00</b> Monthly

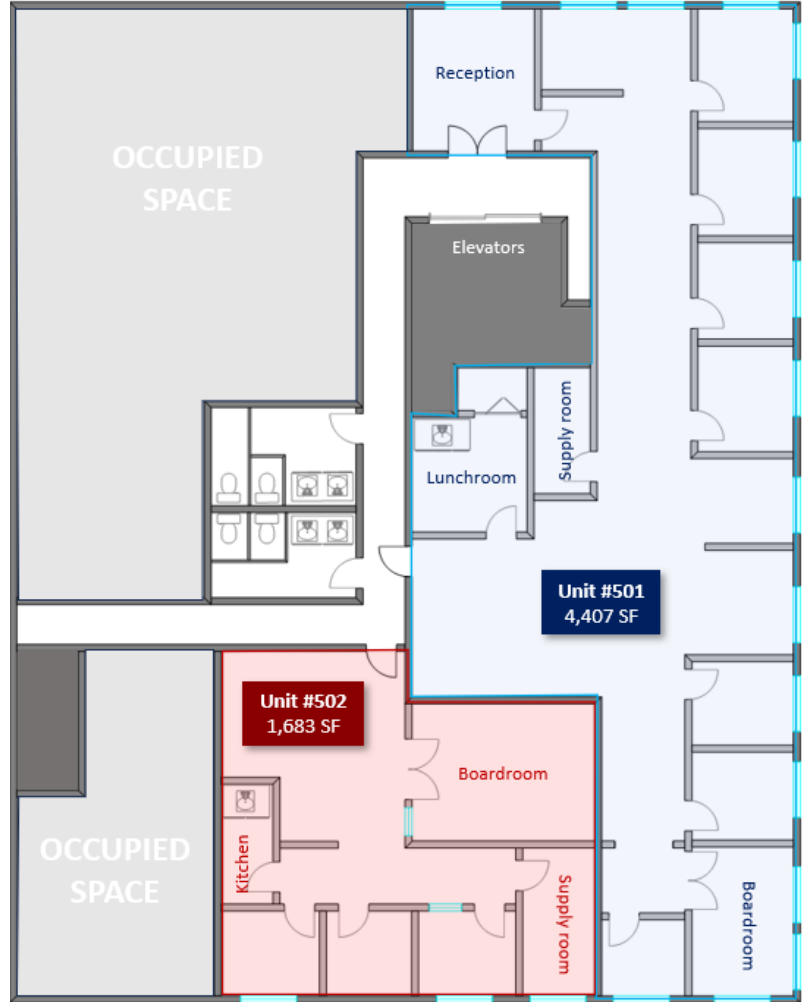
\*Tenant is responsible utilities  
\*\* Tenant is responsible for GST

### Unit #502

<b>LEASE PRICE:</b>	<b>\$15.00</b> Per SF / <b>\$2,103.75</b> Monthly
<b>NNN COST:</b>	<b>\$9.55</b> Per SF / <b>\$1,339.39</b> Monthly
<b>TOTAL:</b>	<b>= \$3,443.14</b> Monthly

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

**PROPERTY TOUR** 



**403.986.7777**

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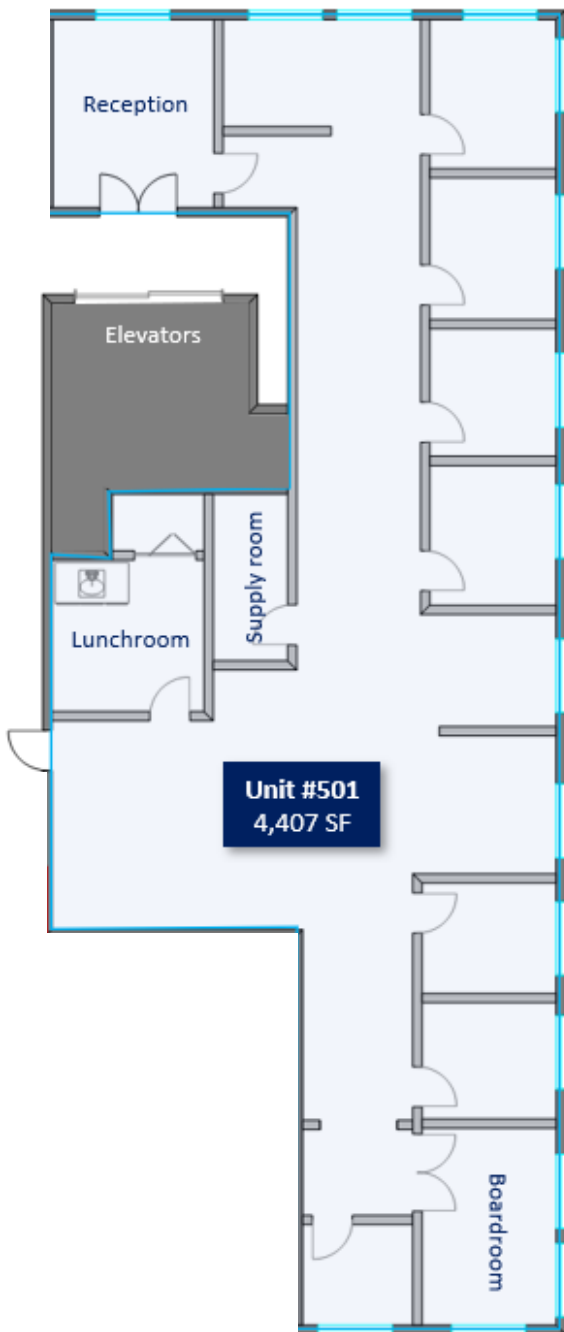
**RE/MAX**  
COMMERCIAL  
PROPERTIES



# UNIT #501 DETAILS

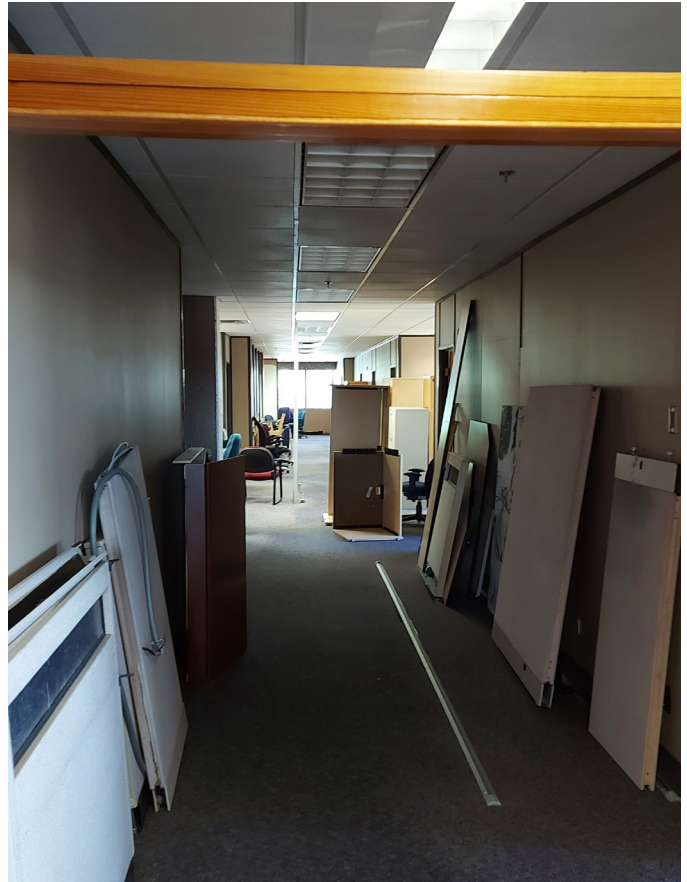
## SPACE FEATURES:

- 4,407 square feet
- Bright open reception area
- Large staffroom / lunchroom
- Seven offices all with windows
- Bull pen and additional space for desks
- Large boardroom



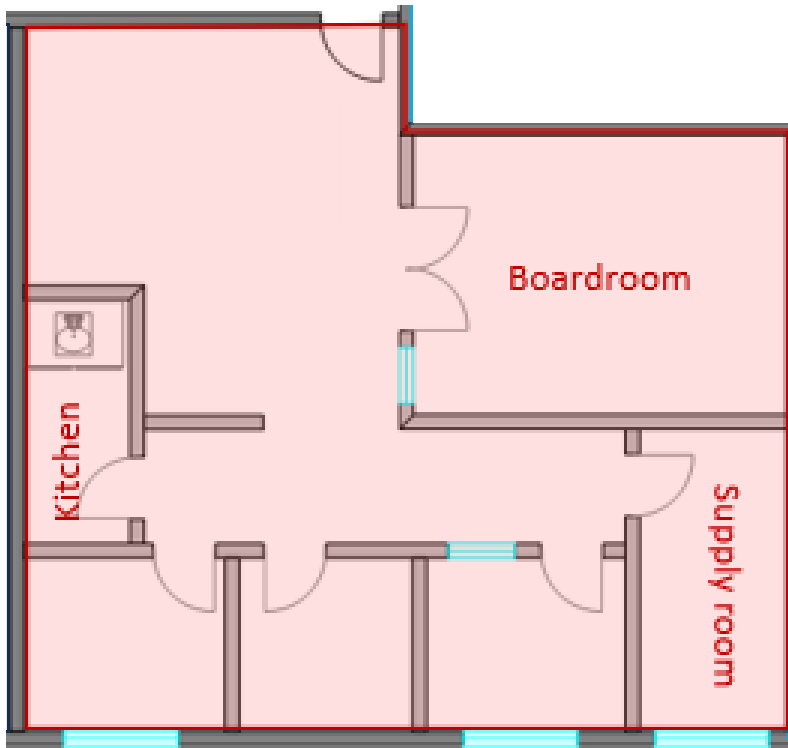


# UNIT #501 DETAILS





# UNIT #502 DETAILS



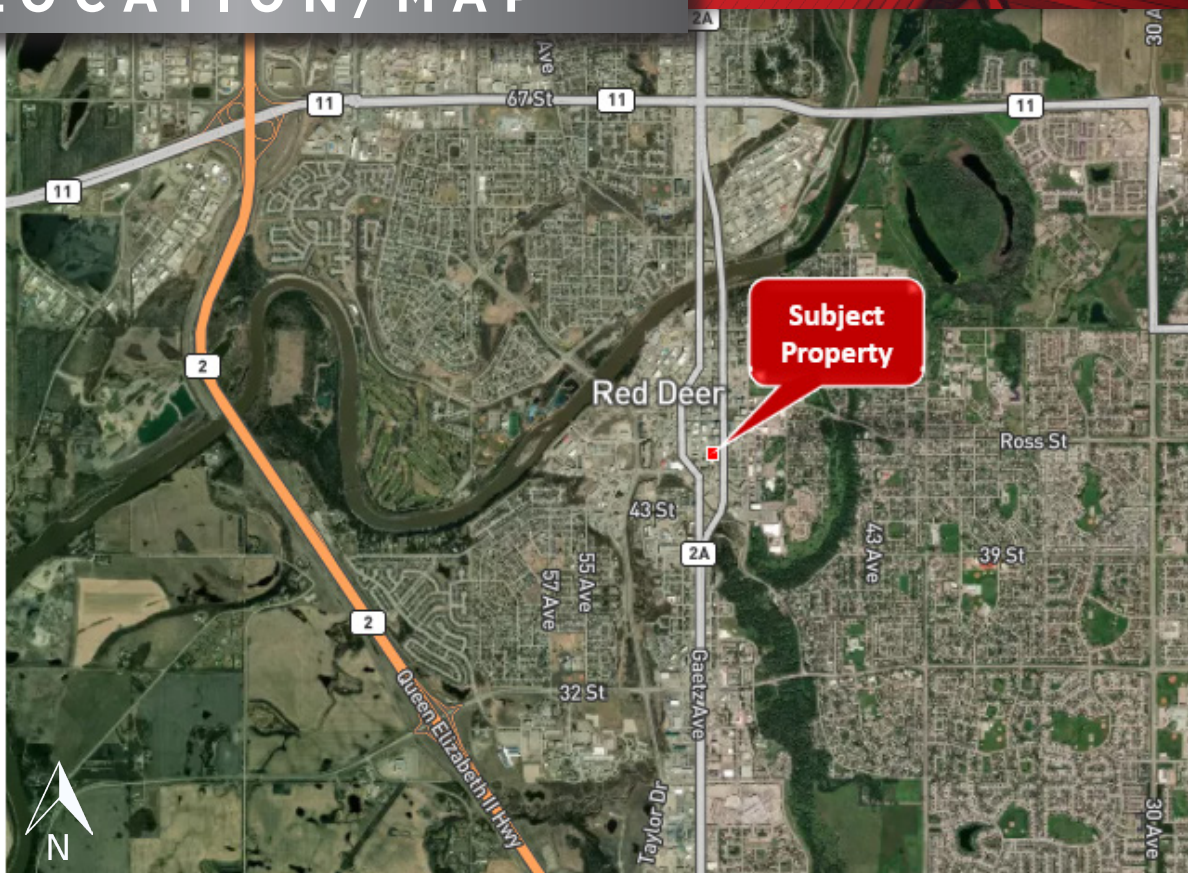
## SPACE FEATURES:

- 1,683 square feet
- Open reception / waiting area
- Additional supply room
- Lunchroom
- Three offices
- Large boardroom



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

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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