

HIGH EXPOSURE LOCATION

FOR LEASE

4412 50 AVENUE, RED DEER



LOCATION:

Downtown
Red Deer



LEASE AREA:

±5,490
Square Feet



ZONING:

C1- Commercial City
Centre District



LEASE RATE:

\$6.00 Per SF
\$6.00 SF - NNN

PRESENTED BY

CAM TOMALTY

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THE PROPERTY

4412 50 AVENUE

Downtown Red Deer

± 5,490 Square feet store front retail space available for lease. located in Downtown Red Deer with great exposure being on 50th Avenue. This space includes:

- » 3,610 SF of open showroom
- » 1,880 SF of rear storage /shop space
- » Great location with high exposure
- » Designated parking for staff and clients
- » Zoning = C1 (City Centre District)
- » One 10' x 12' overhead door
- » Gated rear compound
- » Large front office
- » Additional storage space
- » Two washrooms

Additional rent is estimated at \$6.00 PSF for the 2023 budget year.



PROPERTY DETAILS / FLOOR PLAN

PROPERTY DETAILS

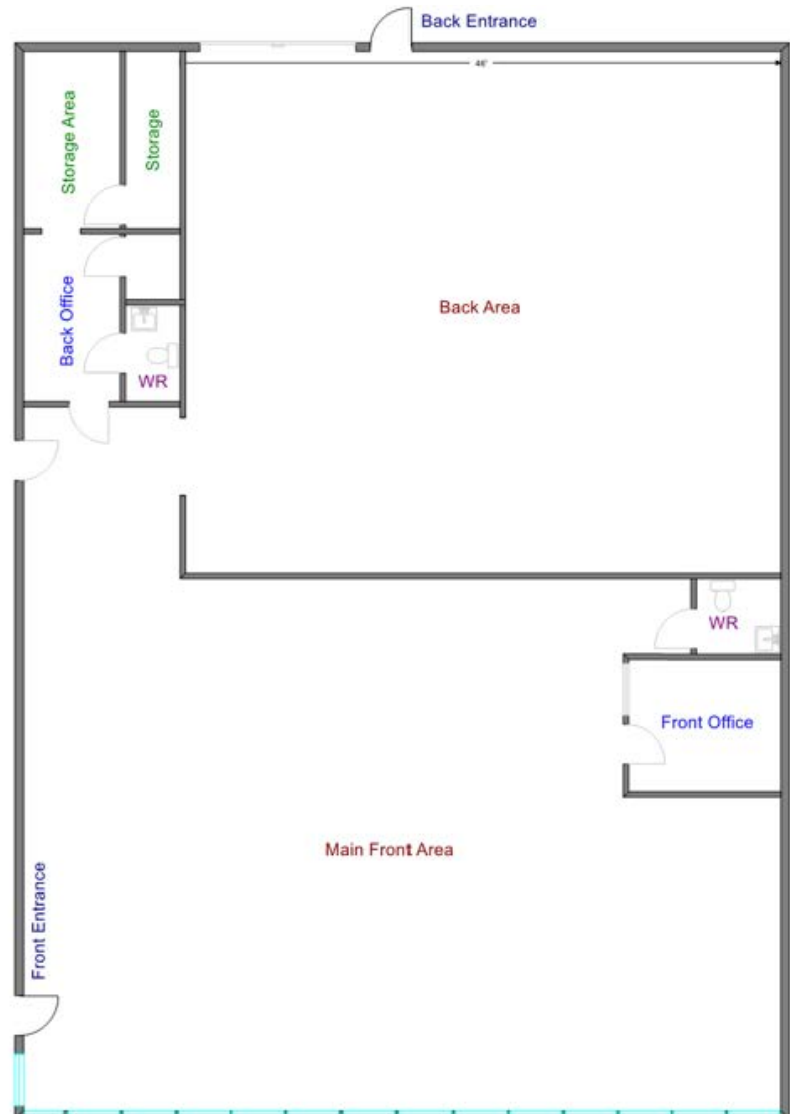
MUNICIPAL:	4412 50 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 2673TR, Block: 6, Lot: 11A
TOTAL AREA:	± 5,490 Sq Ft
ZONING:	C1 - Commercial (City Centre)
PARKING:	Deisgnated parking area
LEASE PRICE:	\$6.00 PSF/ \$2,745.00 Monthly
NNN COST:	\$6.00 PSF / \$2,745.00 Monthly
TOTAL COST:	= \$5,490.00 Monthly

Includes: Building insurance & property taxes

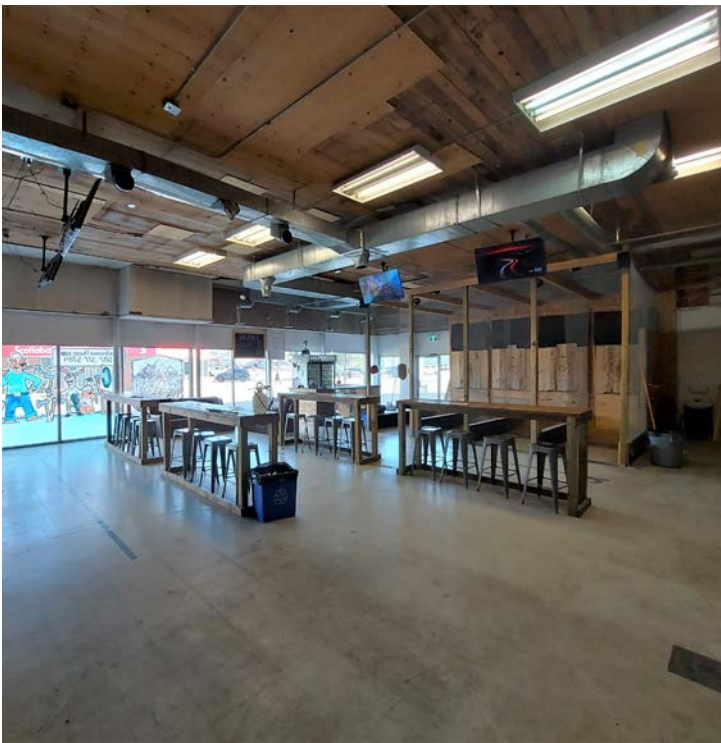
* Tenant is responsible for GST

** Tenant is responsible for all utilities

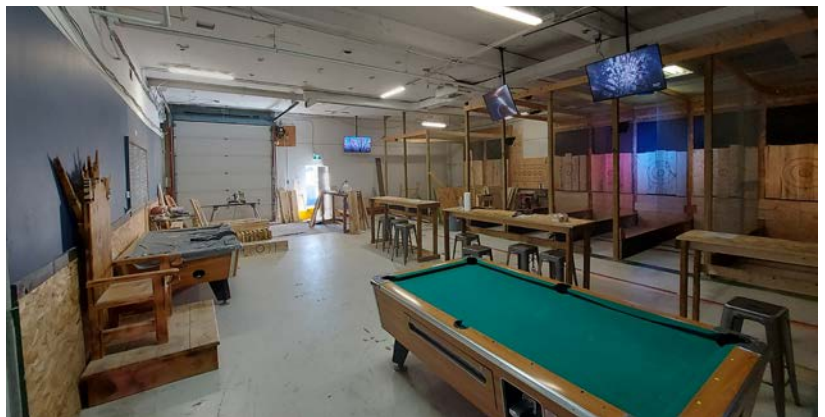
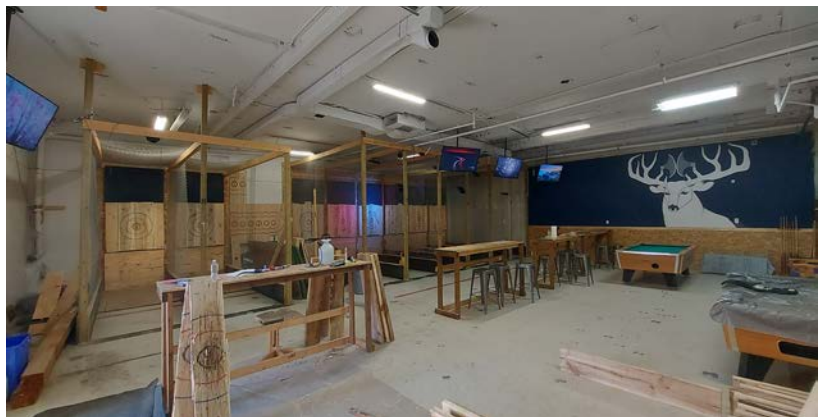
PROPERTY TOUR



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION / MAP



403.986.7777 | WWW.REDDERCOMMERCIAL.COM

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



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