

HIGH EXPOSURE LOCATION

FOR LEASE

4418 50 AVENUE #1, RED DEER



LOCATION:

Downtown
Red Deer



LEASE AREA:

±1,976
Square Feet



ZONING:

C1- Commercial City
Centre District



LEASE RATE:

\$11.00 Per SF
\$8.96 SF - NNN

PRESENTED BY

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THE PROPERTY

4418 50 AVENUE #1

Downtown Red Deer

± 1,976 Square feet recently renovated store front retail space available for lease. Located in Downtown Red Deer with great exposure being on 50th Avenue. This space includes:

- » Large reception area
- » Additional front room with office
- » Large back room with side entrance
- » Great location with high exposure
- » Plenty of natural light
- » New vinyl flooring
- » Fresh coat of paint
- » One washroom
- » Additional storage space
- » Zoning = C1 (City Centre District)

Additional rent is estimated at \$8.96 per square foot for the 2024 budget year.



PROPERTY DETAILS / FLOOR PLAN

PROPERTY DETAILS

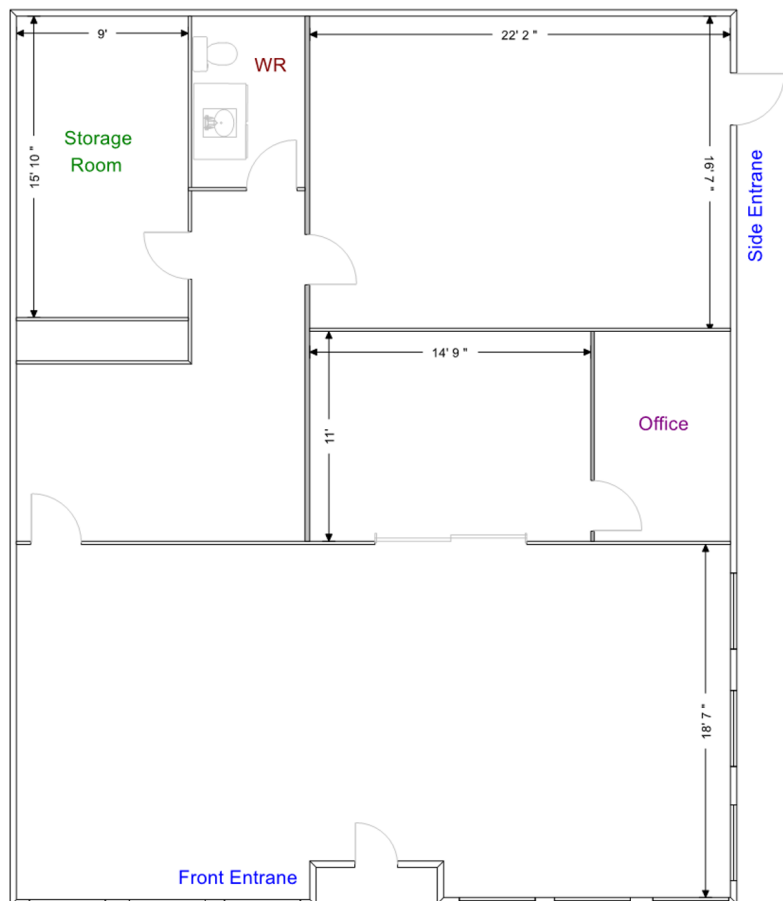
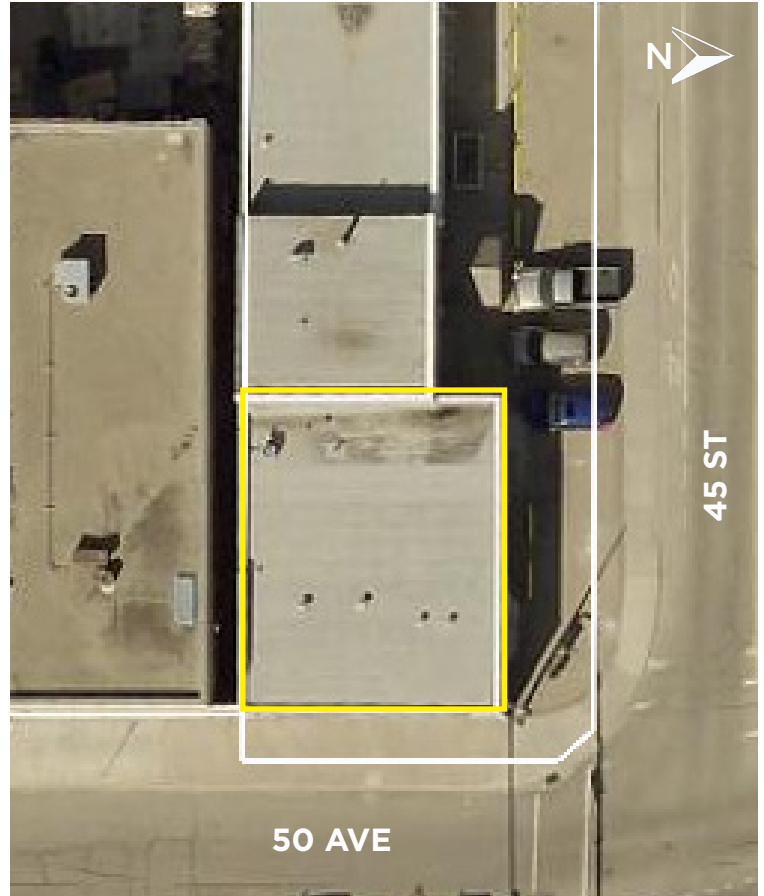
MUNICIPAL:	4418 50 Avenue #1, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 6712ET, Block: 6, Lot: 8 & 9
TOTAL AREA:	± 1,976 Sq Ft
ZONING:	C1 - Commercial (City Centre)
PARKING:	Deisgnated parking area
LEASE PRICE:	\$11.00 PSF/ \$1,811.34 Monthly
NNN COST:	\$8.96 PSF / \$1,475.41 Monthly
TOTAL COST:	= \$3,286.75 Monthly

Includes: Building insurance & property taxes

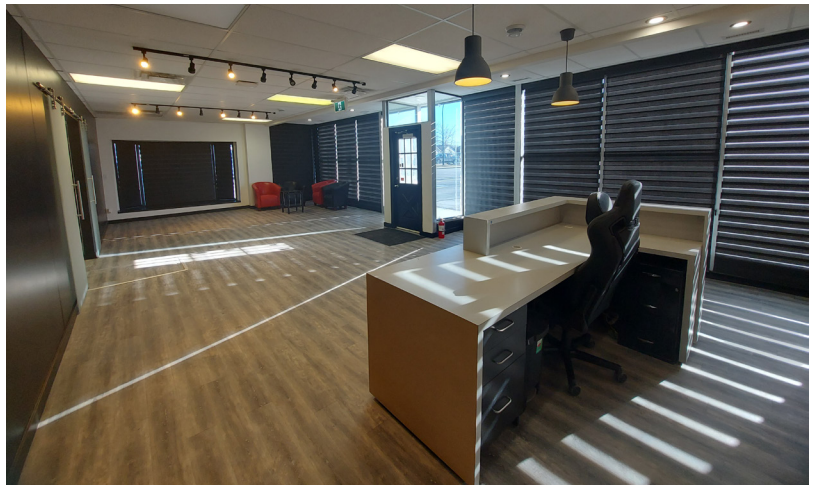
* Tenant is responsible for GST

** 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
COMMERCIAL
PROPERTIES

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



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