

MULTIPLE UNITS AVAILABLE
FOR LEASE
4707 50TH STREET, RED DEER



PRESENTED BY

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THE PROPERTY

4707 50TH STREET

Downtown Building

33 unit apartment complex with 7 commercial retail units on the main level. This well maintained property is located right on Ross Street and is close to tons of amenities. Details of this building include:

- » **Recently renovated units**
- » **Private secure parking in the back**
- » **Includes 1 bedroom and 2 bedroom units**
- » **Secure access / fob system**
- » **Wheelchair accessible**
- » **Various commercial unit sizes**
- » **Walking distance to Ross Street patio**
- » **Commercial unit tenants includes:**
 - Central Alberta Co-op Pharmacy
- » **Great location**
- » **Additional street parking**

UPGRADES INCLUDE:

Updated stone & stucco exterior
New windows on each floor
Updated elevator
Digital security system
Updated roof
Brand new HVAC system
Sprinkler system in the basement
Built to suit commercial units

This property is available for lease starting at \$2.00 to \$10.00 per SF depending on the unit and has an estimated \$9.00 per SF operating cost.



PROPERTY LOCATION



PROPERTY DETAILS



LEASE PRICE
\$2.00 to \$10.00 Base



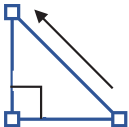
NNN
\$9.00 Per Sq Ft



ZONING
C1 - Commercial (City Centre)



LEGAL/MUNICIPAL
4707 50 Street, Red Deer
Plan: 1144NY, Blk: 38, Lot: 14B

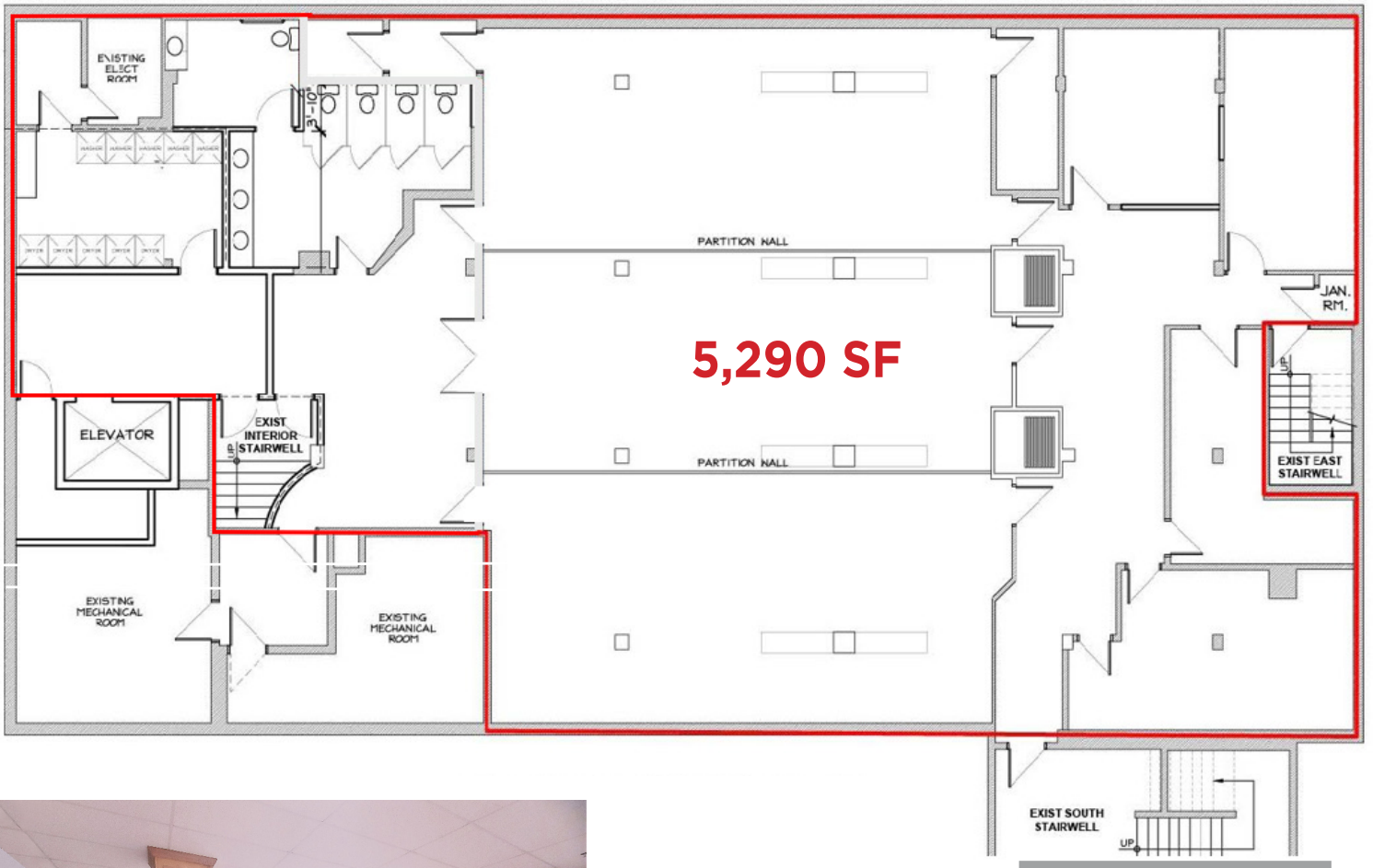


UNIT SIZES
±1,800 SF to 5,290 SF
Mixed use/ Built to suit

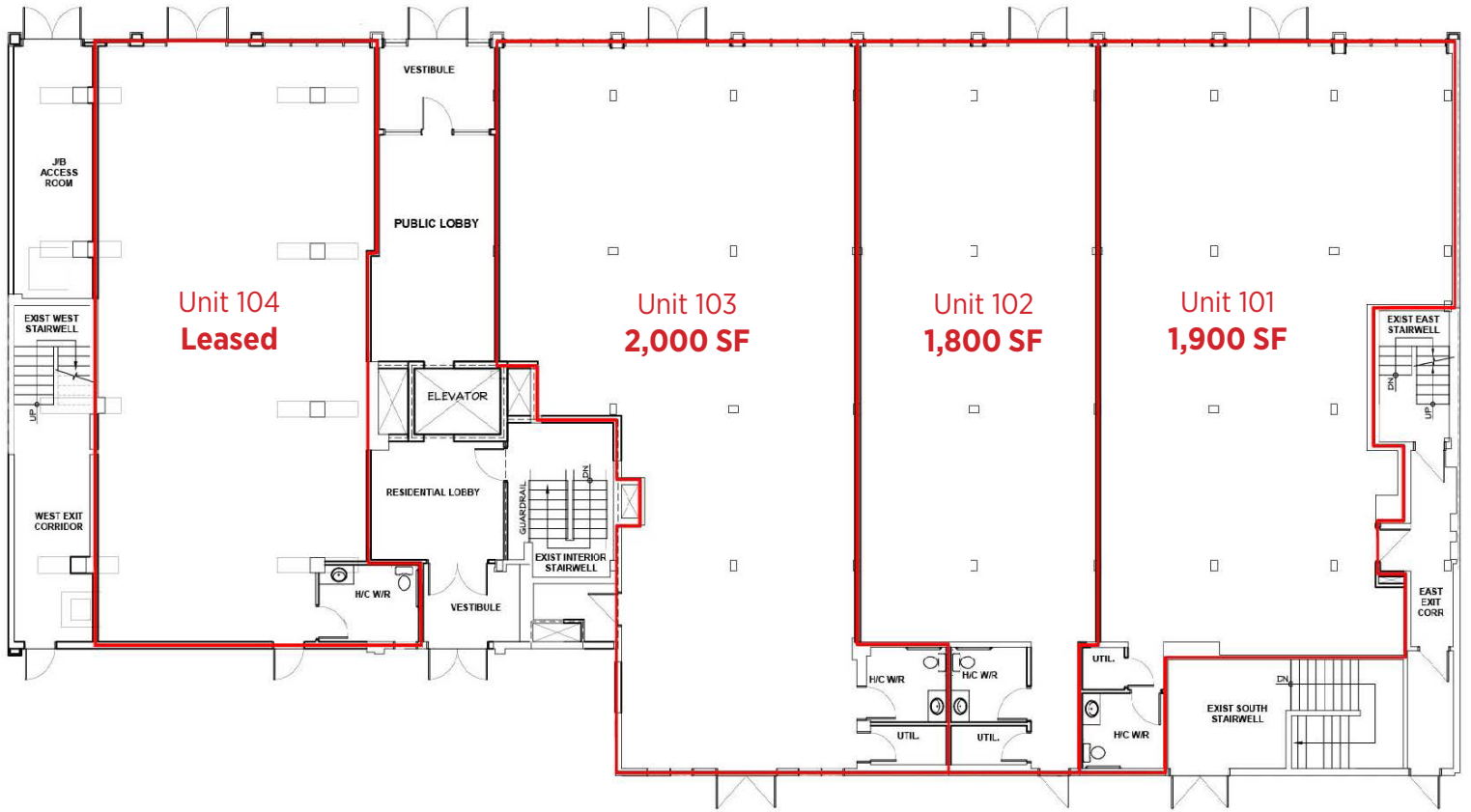


PARKING
Full parking lot with option
for additional parking

BASEMENT



MAIN FLOOR



LOCATION / MAP



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

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



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