

PROFESSIONAL OFFICE SPACE

FOR LEASE

#210 4320 50 AVE, RED DEER



LOCATION:

Downtown Red Deer



LEASE AREA:

±1,655 Sq Ft



ZONING:

C1-Commercial



LEASE RATE:

\$17.00 Per SF

PRESENTED BY

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THE PROPERTY

4320 50 AVENUE, #210

PROFESSIONAL OFFICE SPACE AVAILABLE

FOR LEASE - Unit #210 is 1,655 Rentable SF (1,505 usable SF) and is located in the well maintained Creekside professional Centre. Prime location along Gaetz Avenue. This space includes:

- » Large reception / waiting area
- » One front office with windows
- » Kitchen / staff lunchroom
- » Lab area with sink & laundry hookup
- » One in unit washroom
- » Additional storage space
- » Three treatment rooms, all containing windows and sinks
- » Ample paved parking for staff & clients
- » Close to Red Deer Regional Hospital, Tim Horton's and Freshco
- » Zoning = C1 Commercial City Centre

Operating cost is estimated at \$13.25 per square feet for the 2024 year.



PROPERTY DETAILS



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MUNICIPAL:	4320 50 Ave Red Deer, AB
LEGAL LAND DESCRIPTION:	Plan 7821516, Block 6, Lot 17C
SIZE & FLOORS:	Total size of available unit: Rentable SF = 1,655 SF Usable = 1,505 SF
ZONING:	C1 - Commercial
SINAGE:	Available on pylon at \$50/Month
PARKING:	Additional charge for designated stalls

FOR LEASE

LEASE PRICE:	\$17.00 Per SF / \$2,344.58 Monthly
NNN COST:	\$13.25 Per SF / \$1,827.39 Monthly
TOTAL:	= \$4,171.98 Monthly

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



FLOOR PLAN & PHOTOS

UNIT DETAILS

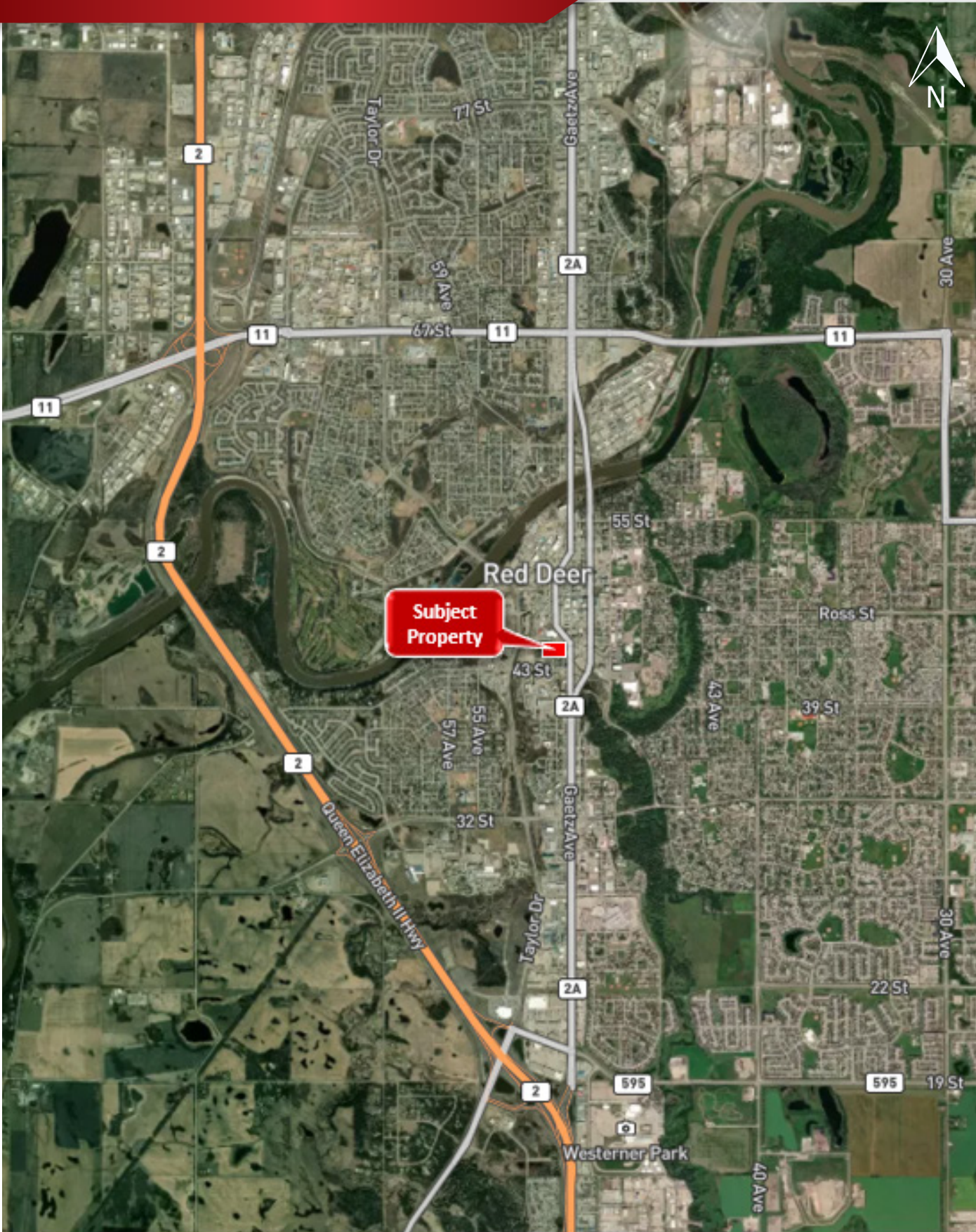
- Front office with window
- Reception and waiting area
- Kitchen / lunch room
- One washroom
- three treatment rooms
- Additional lab room with laundry hookup
- Additional storage space



MAIN FLOOR PHOTOS



LOCATION / MAP



403.986.7777



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RE/MAX
COMMERCIAL
PROPERTIES

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



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