

MULTIPLE UNITS AVAILABLE
FOR LEASE

4711 & 4719 49 Avenue, Red Deer



LOCATION:

Downtown
Red Deer



LEASE AREA:

±1,825 Sq Ft &
±9,537 Sq Ft



ZONING:

C-1 City
Centre Zoning



LEASE RATE:

\$10.00 Per SF
\$3.95 NNN

PRESENTED BY

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THE PROPERTY

4711 & 4719 49 AVENUE

TWO UNITS FOR LEASE

Available for Lease – Two units are currently available in this multi-tenant commercial building located Downtown Red Deer. One unit is ±9,537 SF, while the other unit is ±1,825 SF. Details of this property include:

- » **Surrounded by established businesses & amenities:**
 - The New Courthouse
 - Red Deer City Hall
 - Ross Street Patio
- » **Close to public transit station**
- » **Washrooms and office space in both units**
- » **Back paved parking lot for clients and staff**
- » **Great location with high exposure and easy access to Highway 2A**

This property is available for lease starting at \$10.00 per square feet and has an estimated \$3.95 per square foot additional rent for the 2025 budget year.



PROPERTY DETAILS/ SITE PLAN

PROPERTY DETAILS

| | |
|-------------------------|---|
| MUNICIPAL: | 4719 & 4711 49 Avenue, Red Deer |
| LEGAL LAND DESCRIPTION: | Plan: 5259NY, Block: 25 Lot: A |
| TOTAL SIZE: | Size of units available 4719 49 Ave = ±9,537 SF 4711 49 Ave = ±1,825 SF |
| YEAR BUILT: | 1967 |
| ZONING: | C1- City Centre |
| PARKING: | East paved parking lot |

FINANCIAL DETAILS

| | |
|--------------|----------------|
| LEASE PRICE: | \$10.00 Per SF |
| TAXES: | \$3.95 Per SF |

*Plus GST



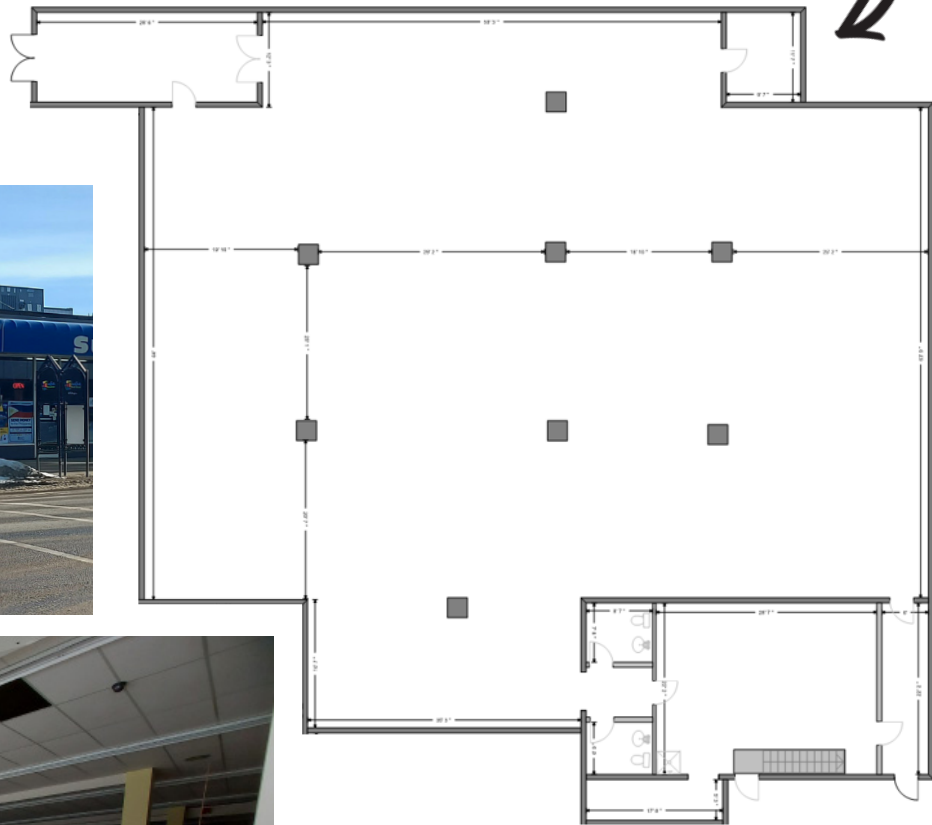
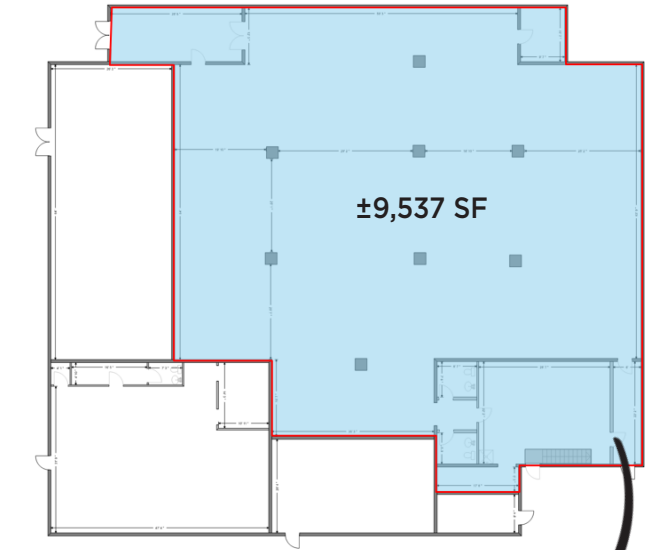
4719 49 AVENUE DETAILS

4719 49 Avenue - ± 9,537 SF

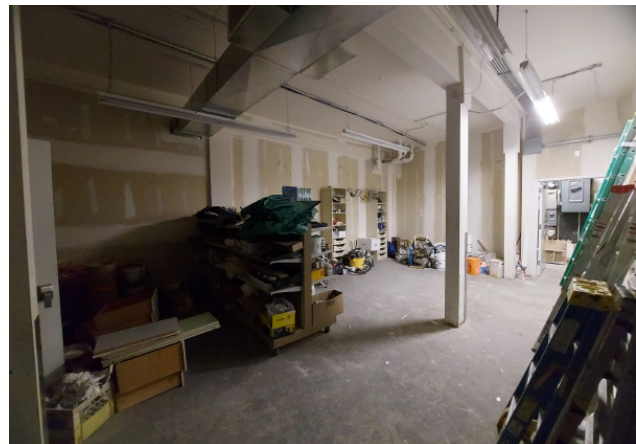
FEATURES

- » Wide open space with tons of natural lighting
- » One front office
- » Two washrooms in the back
- » Large back room with ample storage
- » Full paved parking lot in back for staff and clients

PROPERTY TOUR 



4719 49 AVENUE PHOTOS

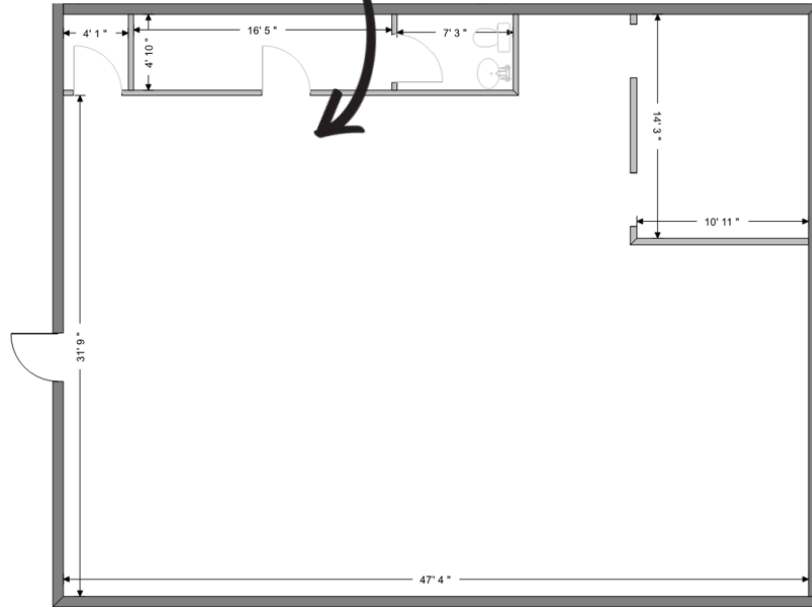
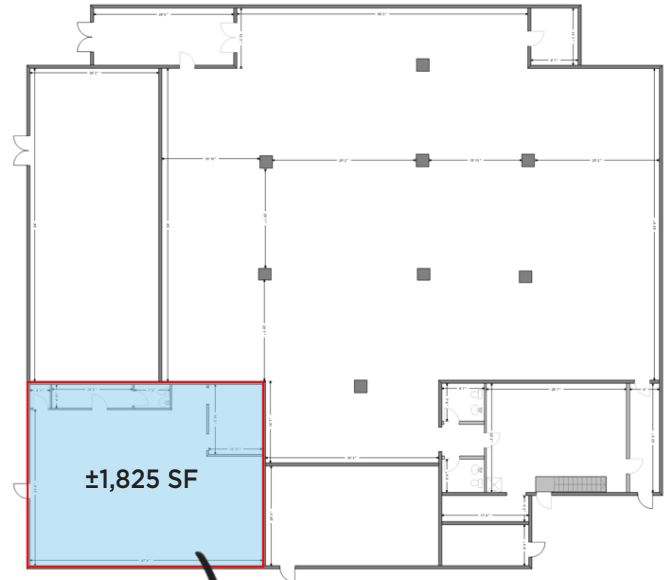


4711 49 AVENUE DETAILS

4711 49 Avenue - 1,825 SF FEATURES

- » Wide open main space
- » One large back office
- » Additional room with washroom
- » High visibility right on Gaetz Avenue
- » Paved parking lot in back of building

PROPERTY TOUR 



4711 49 AVENUE PHOTOS



LOCATION / MAP



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

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CALGARY & RED DEER'S
ONLY EXCLUSIVE
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