

MULTIPLE UNITS AVAILABLE

FOR LEASE

4711 49 Avenue, Red Deer



LOCATION:
Downtown



LEASE AREA:
1,825 SF



ZONING
C1 - City Centre



LEASE RATE:
\$10.00 Per SF

PRESENTED BY

CAM TOMALTY
403.350.0075
cam@remaxcprd.com

JEREMY MAKILA
403.373.7333
jeremy@remaxcprd.com

THE PROPERTY

4709 - 4719 49 AVENUE

DOWNTOWN UNIT AVAILABLE FOR LEASE

Available for Lease - One 1,825 SF unit currently available in this multi-tenant commercial building located Downtown Red Deer.

BUILDING HIGHLIGHTS:

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

This property is available for lease starting at \$10.00 per square foot and Additional Rent is estimated at \$5.00 per square foot for the 2025 budget year.



PROPERTY DETAILS/ SITE PLAN

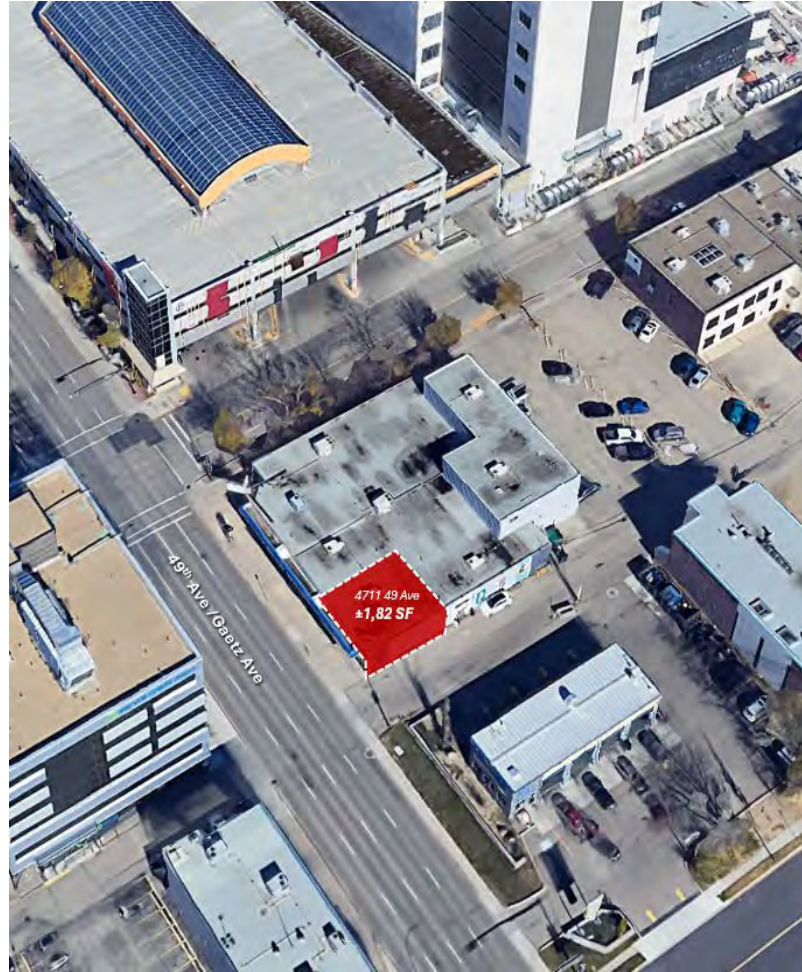
PROPERTY DETAILS

MUNICIPAL:	4711 49 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan 5259NY Block 25 Lot A
TOTAL SIZE:	Size of units available 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
NNN:	± \$5.00 Per SF

*Plus GST

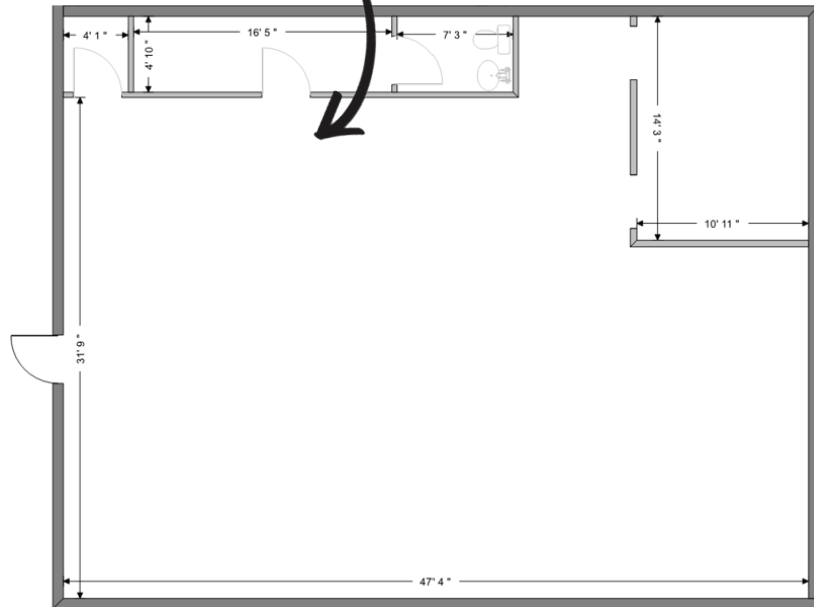
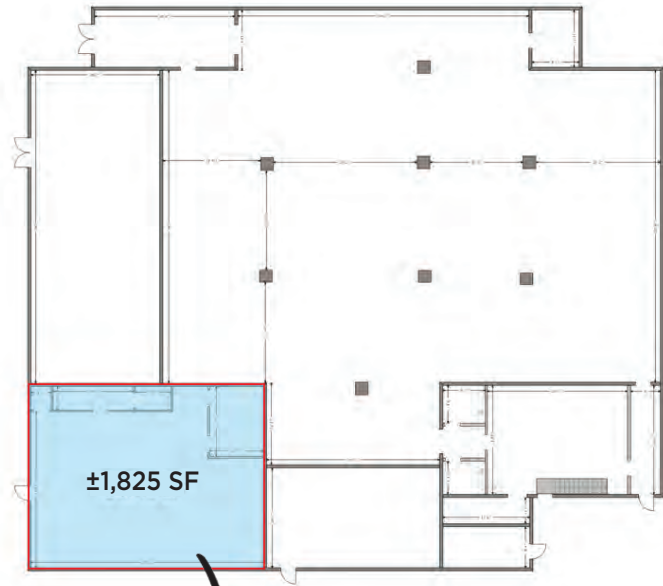


4711 49 AVENUE DETAILS

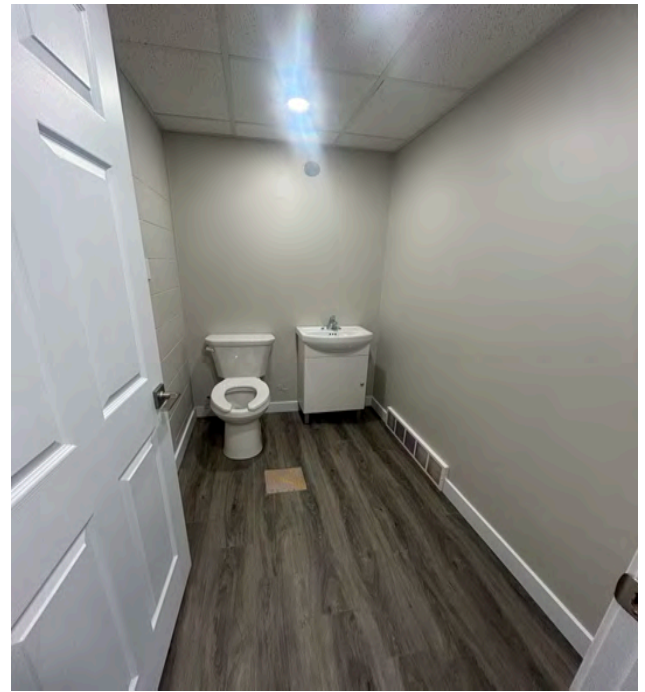
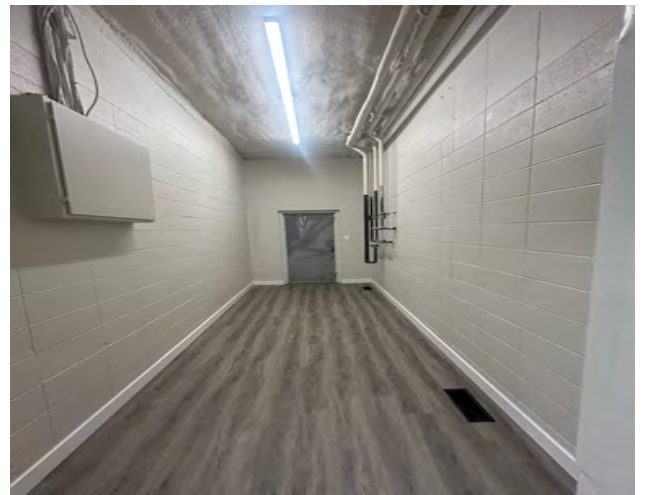
4711 49 Avenue - ± 1,825 SF FEATURES

- » Wide open main space
- » One large back office
- » Additional room with washroom
- » High visibility from Gaetz Avenue
- » Paved parking on the East side of the building

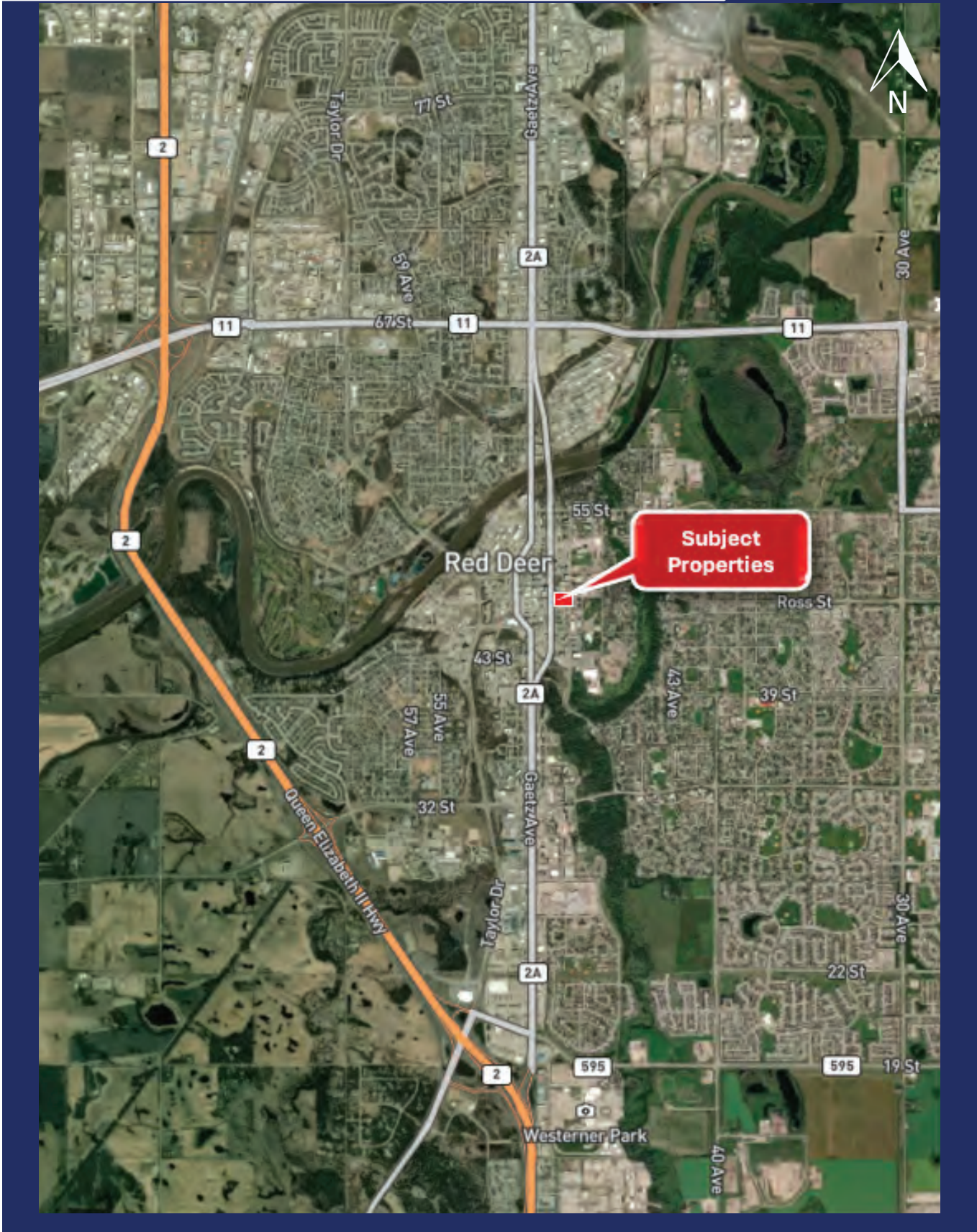
PROPERTY TOUR 



4711 49 AVENUE PHOTOS



LOCATION / MAP



403.986.7777

WWW.REDDERCOMMERCIAL.COM

THE INFORMATION CONTAINED HERE IN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT

REMAX
COMMERCIAL
PROPERTIES

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

REMAX
COMMERCIAL
PROPERTIES

YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

ROWAN OMILON
Licensed Assistant
rowan@remaxcprd.com

RED DEER

#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777

www.reddeercommercial.com