

RIVER VALLEY PLACE
FOR LEASE

Bay 7, 4801 51 AVENUE, RED DEER



LOCATION:

Downtown
Red Deer



LEASE AREA:

1,790
Square Feet



ZONING:

C1 - Commercial
City Centre



LEASE RATE:

\$12.00 Per SF
\$8.84 Per SF - NNN

PRESENTED BY

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THE PROPERTY

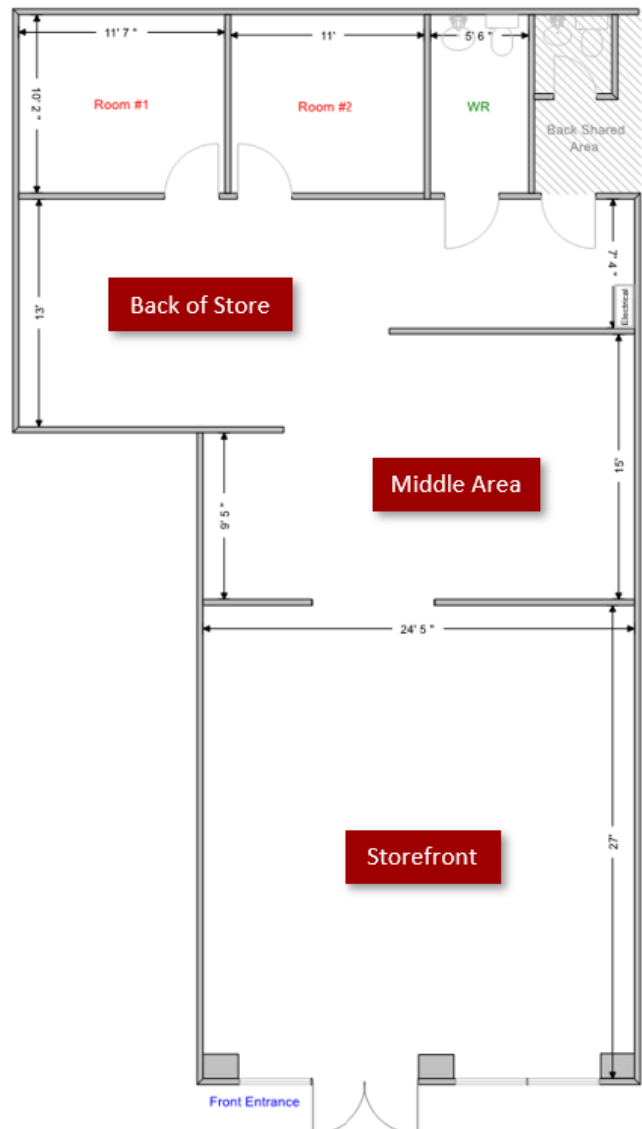
4801 51 AVENUE, BAY 7

Riverside Valley Place

Located in the heart of Downtown Red Deer in Riverside Valley Place. This 1,790 SF unit includes:

- » **Storefront with windows**
- » **Large built in front counter**
- » **Middle area that was previously used for change rooms**
- » **Back area with 2x rooms**
- » **Private washroom**
- » **Shared area that has a shared wash-room and back access to the building**
- » **Good parking on the property for customers only, on street parking is available, plus plenty of public parking facilities nearby.**

Pylon signage with exposure to 51 Ave is available for \$55.00/ month, plus GST. Additional rent is estimated at \$8.84 PSF for the 2025 budget year.



PROPERTY DETAILS / AMENITIES

PROPERTY DETAILS

MUNICIPAL:	Bay 7, 4801 51 Ave, Red Deer
LEGAL LAND DESCRIPTION:	Plan: H, Block: 9, Lots 1-4
TOTAL AREA:	± 1,790 Sq Ft
ZONING:	C1 - Commercial City Centre
YEAR BUILT:	1951
PARKING:	Paved shared & street
LEASE PRICE:	\$12.00 Per SF / \$1,790 Monthly
NNN COST:	\$8.84 Per SF / \$1,318.63 Monthly
TOTAL COST:	= \$3,108.63 Monthly

Includes: Building insurance & property taxes

* Tenant is responsible for GST

** Tenant is responsible for all utilities

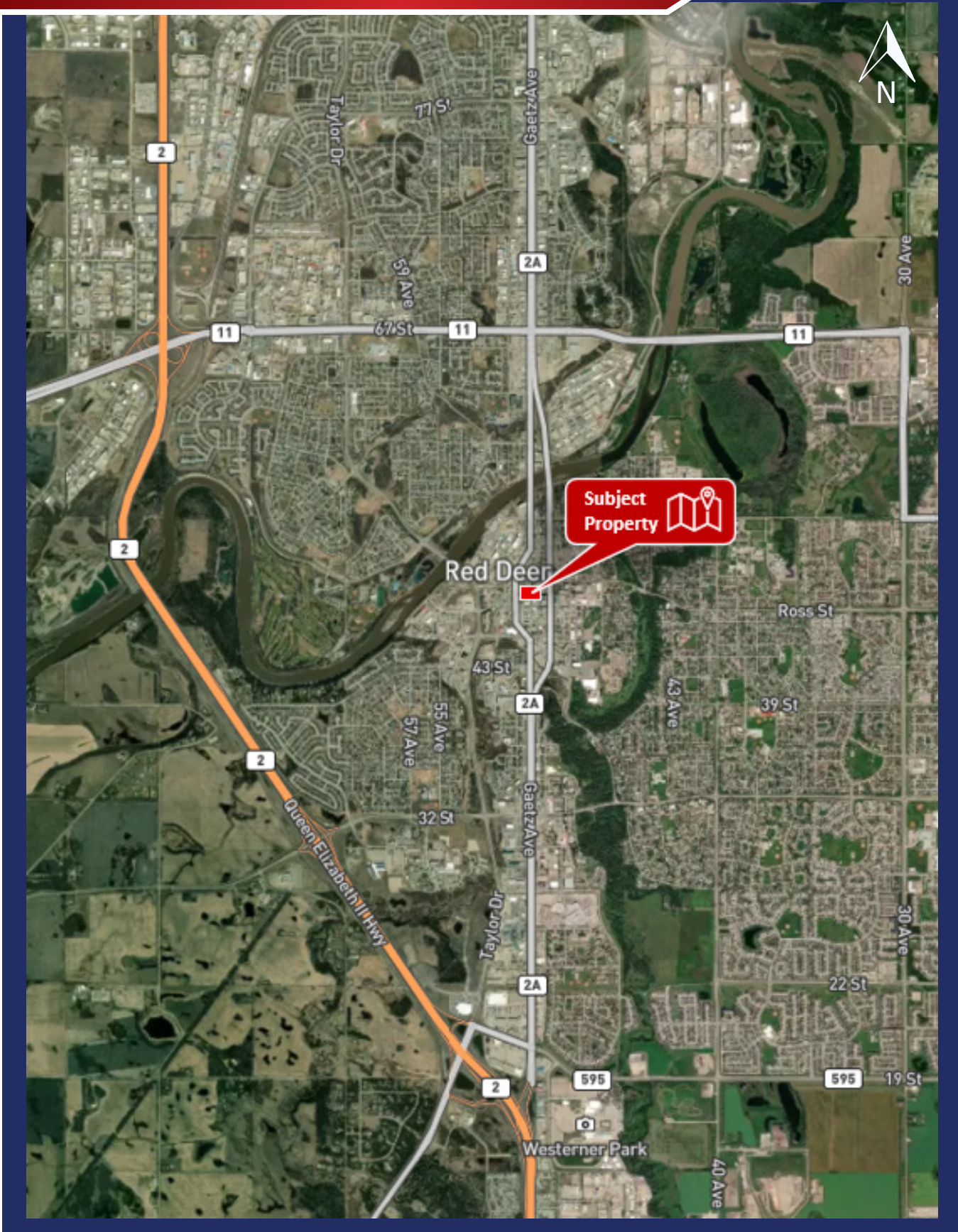
PROPERTY TOUR



PROPERTY PHOTOS



LOCATION / MAP



403.986.7777



WWW.REDDEERCOMMERCIAL.COM

RE/MAX
COMMERCIAL
PROPERTIES

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



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