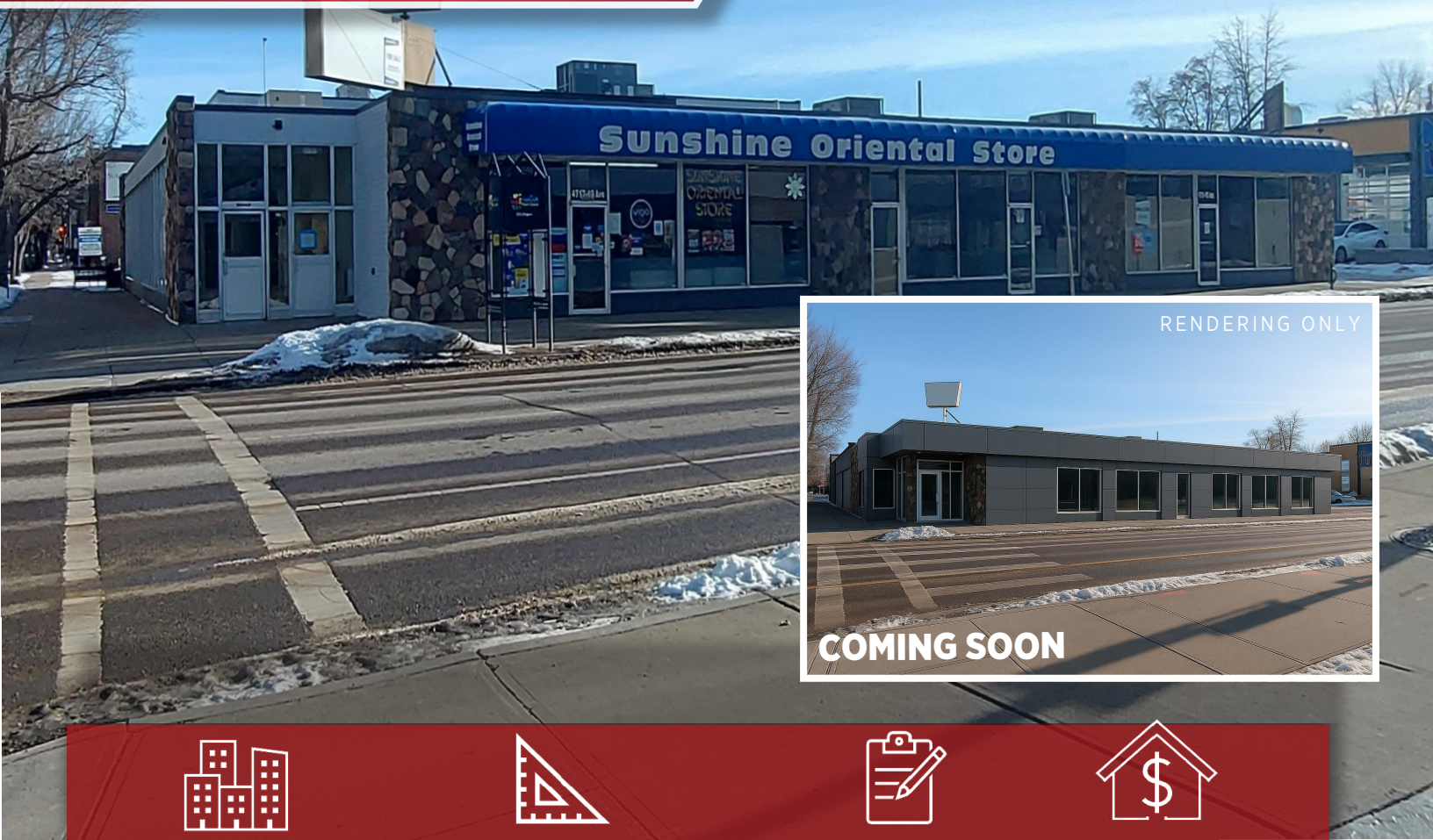


MULTIPLE UNITS AVAILABLE
FOR LEASE

4709 - 4719 49 Avenue, Red Deer



LOCATION:
Downtown



LEASE AREA:
913 SF, 1,825 SF & 9,537 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

THREE UNITS FOR LEASE

Available for Lease – Three units are currently available in this multi-tenant commercial building located Downtown Red Deer. One unit is $\pm$ 9,537 SF, another unit is $\pm$ 1,825 SF, and one is $\pm$ 913 SF.

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 \$3.95 per square foot for the 2025 budget year.



PROPERTY DETAILS/ SITE PLAN

PROPERTY DETAILS

MUNICIPAL:	4709 - 4719 49 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan 5259NY Block 25 Lot A
TOTAL SIZE:	Size of units available 4709 49 Ave = $\pm$ 913 SF 4711 49 Ave = $\pm$ 1,825 SF 4719 49 Ave = $\pm$ 9,537 SF
YEAR BUILT:	1967
ZONING:	C1 - City Centre
PARKING:	East paved parking lot

FINANCIAL DETAILS

LEASE PRICE:	\$10.00 Per SF
TAXES:	$\pm$ \$5.00 Per SF

*Plus GST



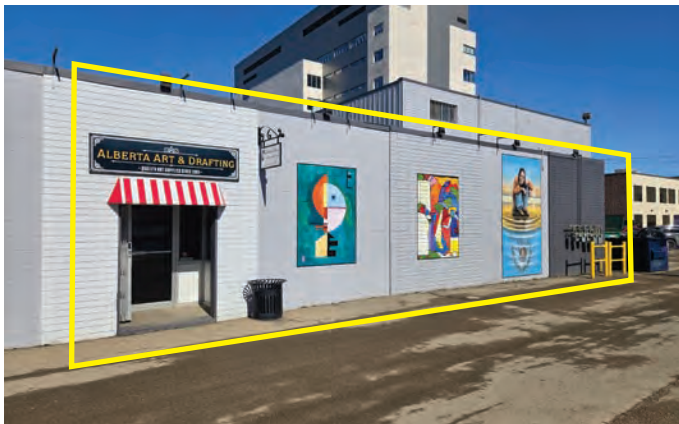
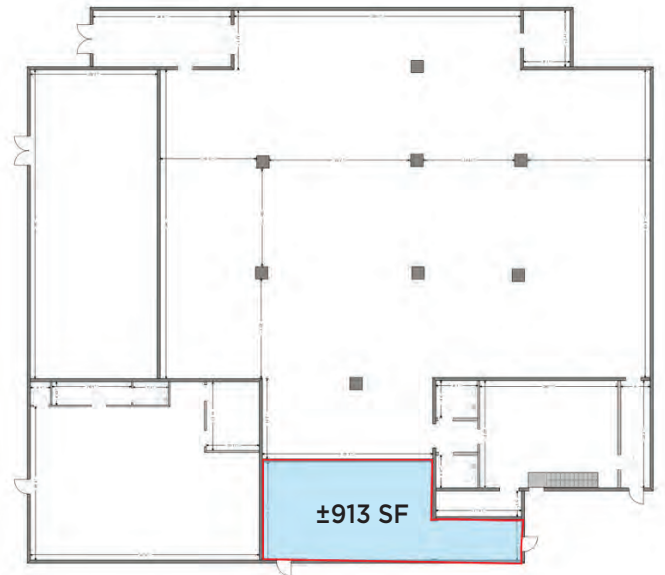
4709 49 AVENUE DETAILS

4709 49 Avenue - ± 913 SF

FEATURES

- » Wide open main space
- » Back storage area with separate entrance
- » One washroom & additional small closet
- » High visibility from Gaetz Avenue
- » Paved parking lot on the East side of the building

PROPERTY TOUR



4709 49 AVENUE PHOTOS

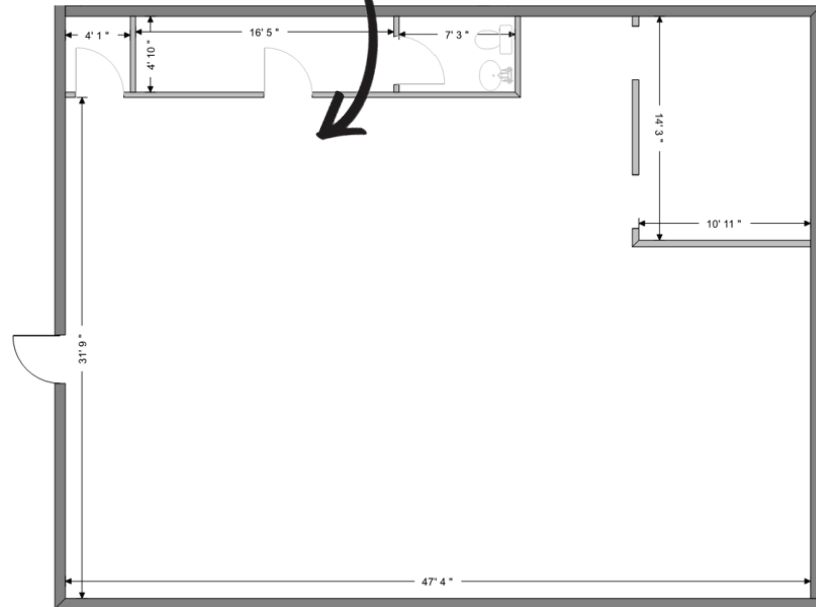
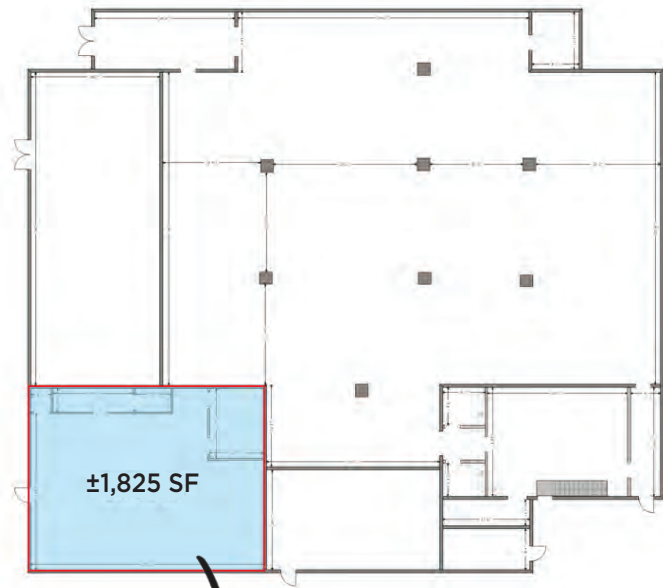


4711 49 AVENUE DETAILS

4711 49 Avenue - ± 1,825 SF FEATURES

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

PROPERTY TOUR



4711 49 AVENUE PHOTOS



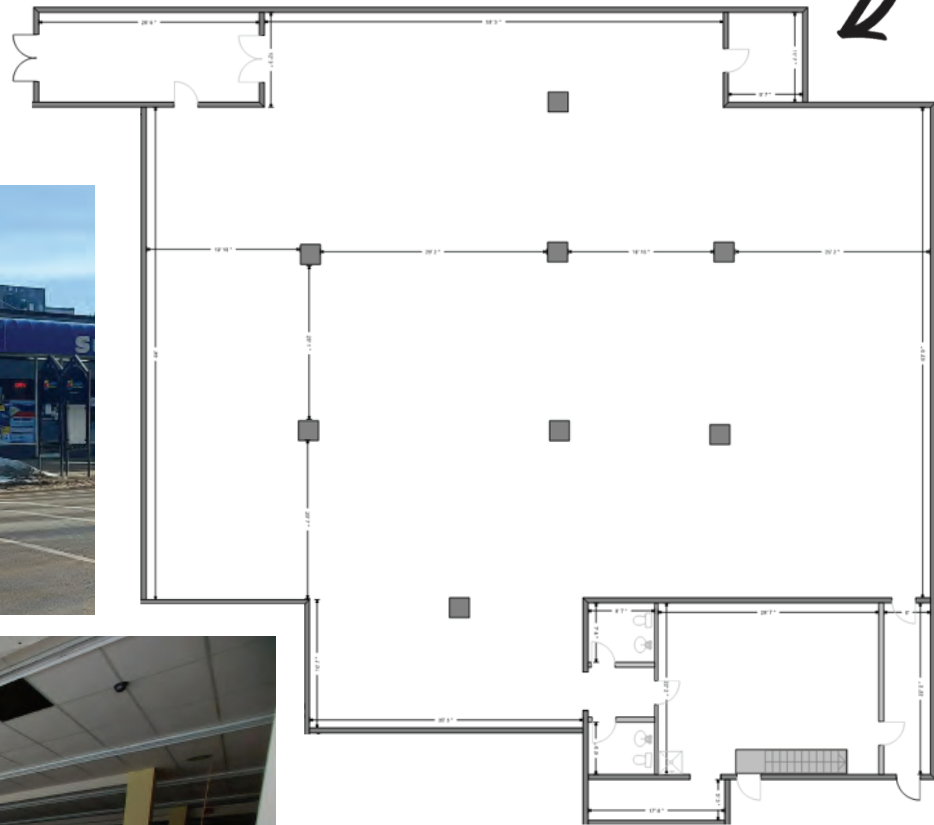
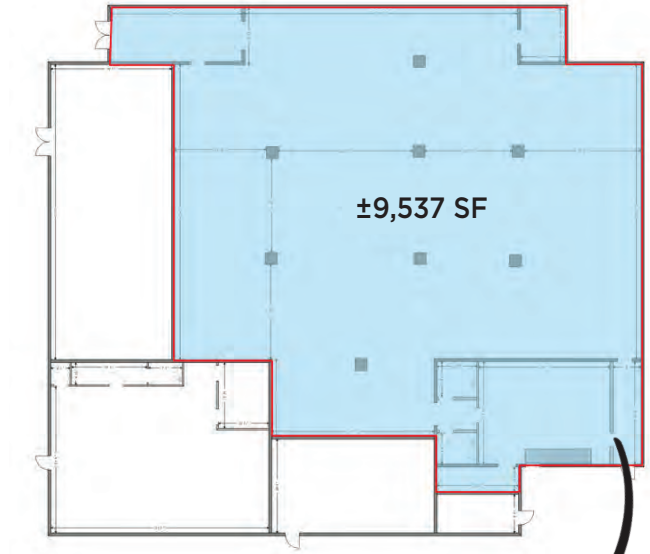
4719 49 AVENUE DETAILS

4719 49 Avenue - ± 9,537 SF

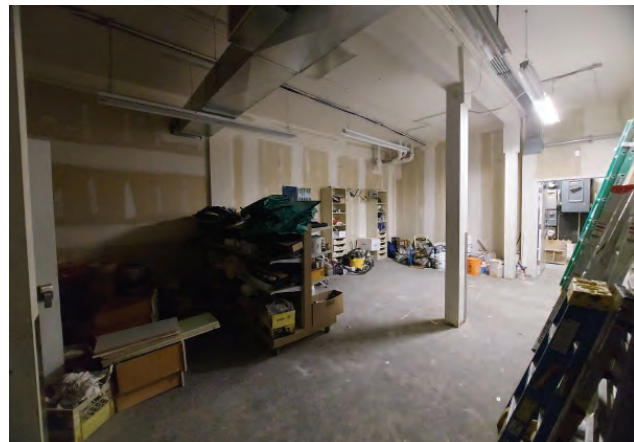
FEATURES

- » 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 on the East side of the unit

PROPERTY TOUR



4719 49 AVENUE PHOTOS



LOCATION / MAP



403.986.7777



WWW.REDDEERCOMMERCIAL.COM

THE INFORMATION CONTAINED HEREIN 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

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ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE**



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