

MULTIPLE UNITS AVAILABLE  
**FOR LEASE**

4709 - 4719 49 Avenue, Red Deer



**COMING SOON**



**LOCATION:**  
Downtown



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



**ZONING**  
C1 - City Centre



**LEASE RATE:**  
\$10.00 Per SF

**PRESENTED BY**

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# 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  $\pm$  913 SF., another unit is  $\pm$  1,825 SF and one unit is  $\pm$  9,537 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 \$5.00 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
NNN:	$\pm$ \$5.00 Per SF

\*Plus GST

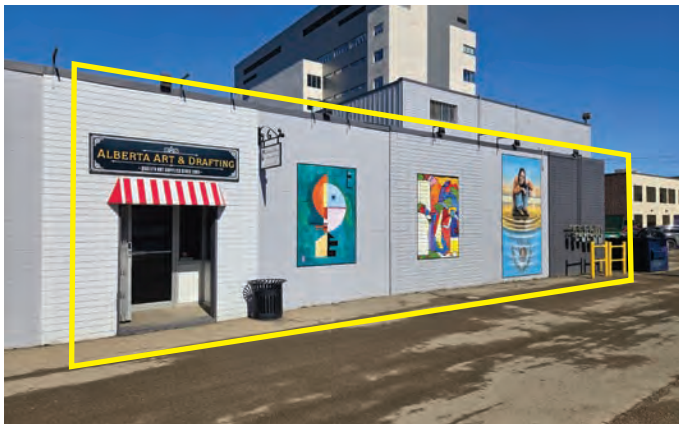
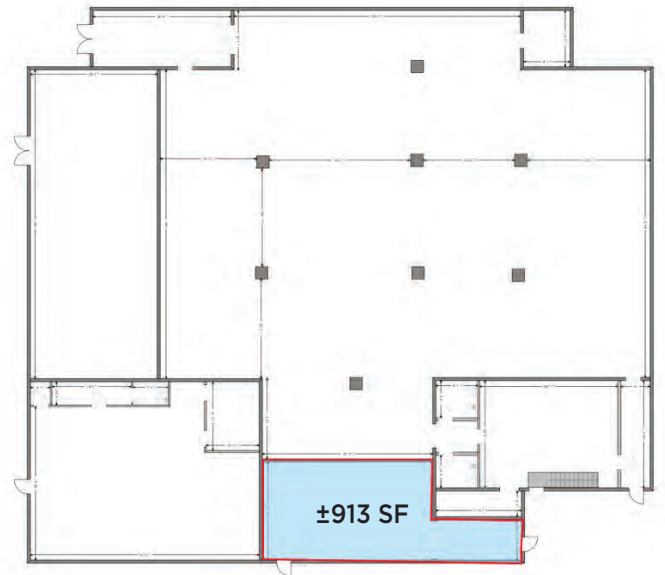


# 4709 49 AVENUE DETAILS

## 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

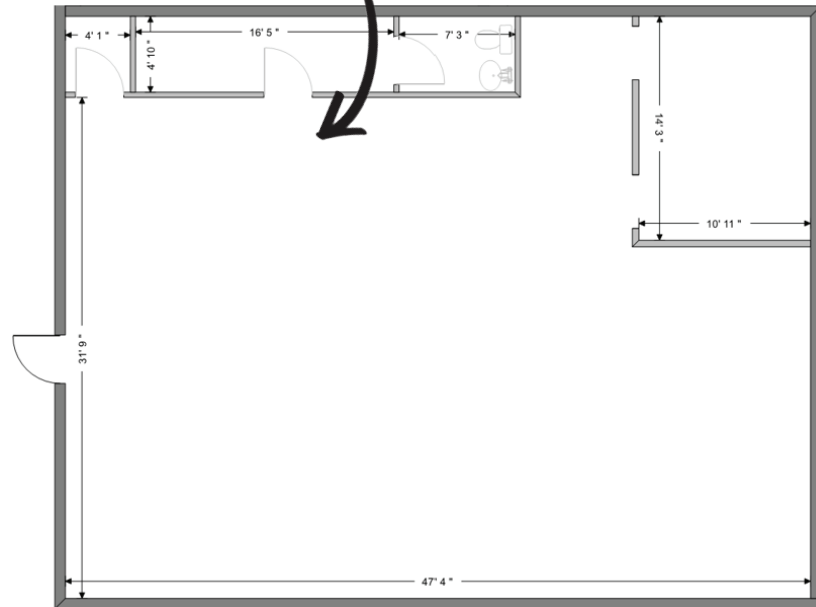
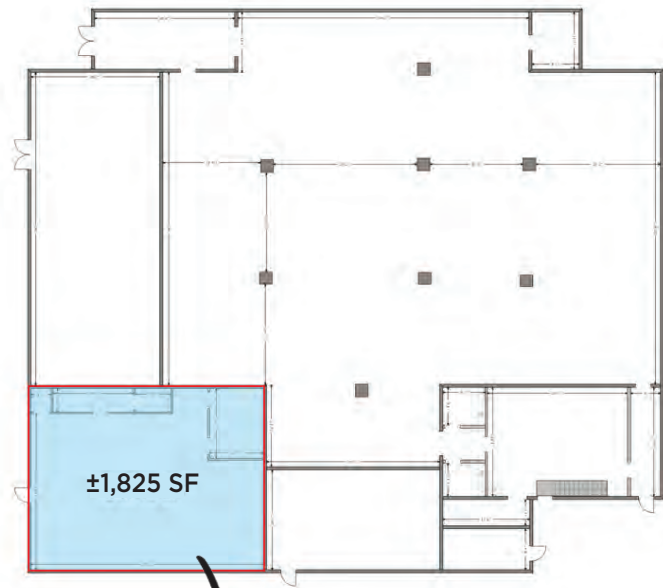


# 4711 49 AVENUE DETAILS

## 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



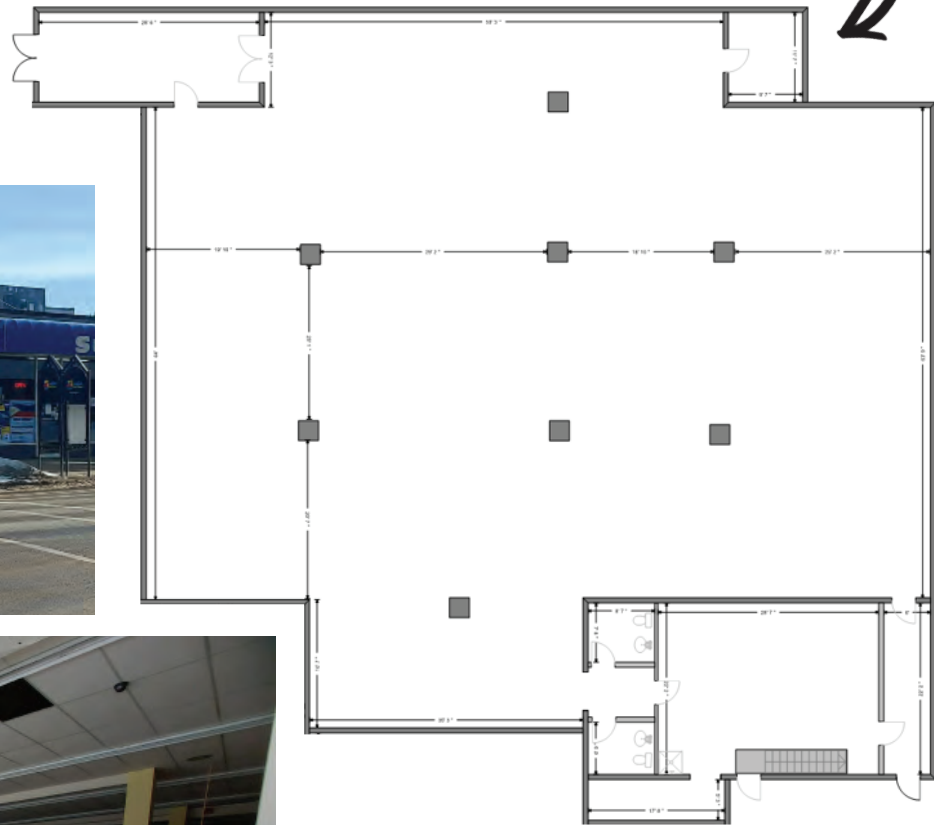
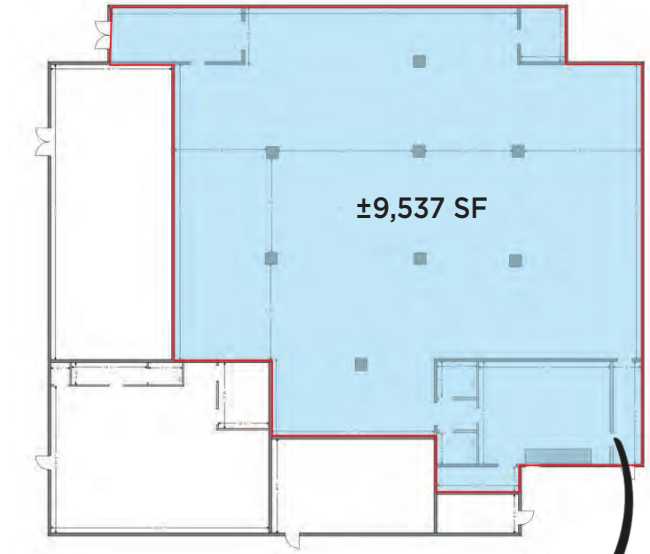
# 4719 49 AVENUE DETAILS

**4719 49 Avenue - ± 9,537 SF**

## FEATURES

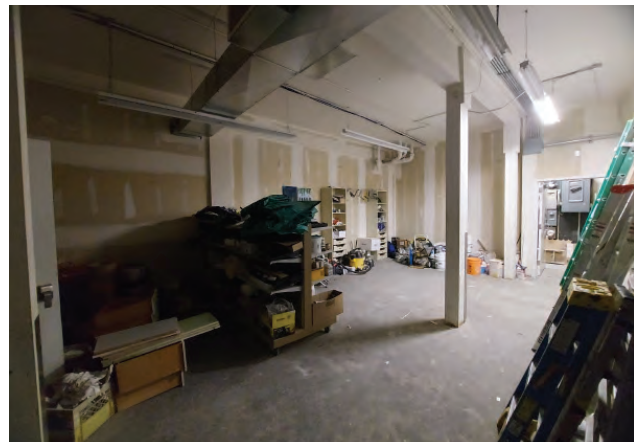
- » Wide open space with tons of natural lighting
- » One front office
- » Two washrooms in the back
- » Large back room with ample storage
- » Full paved parking lot on the East side of the unit

**PROPERTY TOUR**





# 4719 49 AVENUE PHOTOS





## LOCATION / MAP



403.986.7777



[WWW.REDDEERCOMMERCIAL.COM](http://WWW.REDDEERCOMMERCIAL.COM)

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**REMAX**  
**COMMERCIAL**  
**PROPERTIES**



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



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