

SECOND STOREY OFFICE SPACE

FOR SUBLEASE

4950 47 AVENUE, RED DEER, ALBERTA



LOCATION:

Downtown
Red Deer



LEASE AREA:

±1,260
Square Feet



ZONING:

C1 - City
Centre District



LEASE RATE:

\$2,000
Gross Lease

PRESENTED BY

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THE PROPERTY

4950 47 AVENUE

Second Floor Unit With Separate Entrance

±1,260 Square foot retail space available for Sublease, located in Downtown Red Deer with easy access to Ross Street. This space includes:

- » **Separate Entrance**
- » **4 to 5 designated parking stalls**
- » **Plenty of metered street parking**
- » **Located on busy Ross Street**
- » **Blocks away from City Hall Park**
- » **Zoning = C1 City Centre**
- » **Two large offices**
- » **Popular area with good traffic**
- » **Large boardroom with lots of lighting**
- » **Additional room / closet space**
- » **Private washroom and kitchen**

This Sublease is a monthly gross lease and includes all utilities.



PROPERTY DETAILS / FLOOR PLAN

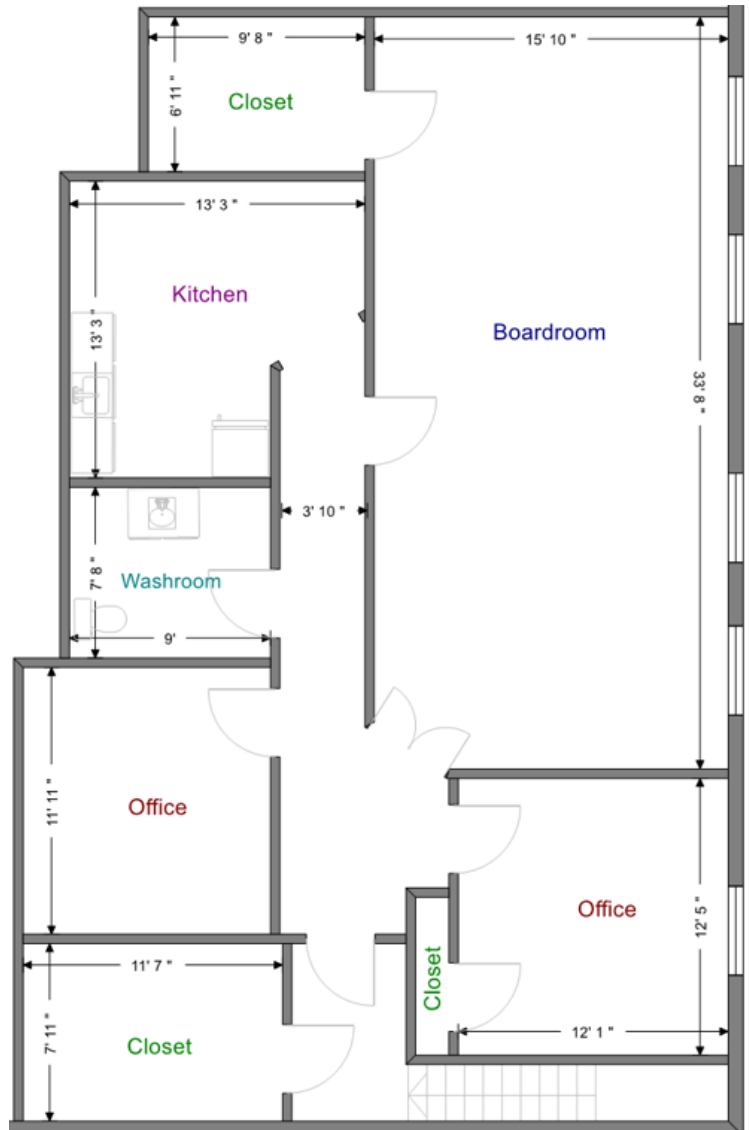
PROPERTY DETAILS

MUNICIPAL:	4950 47 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan:3479MC, Block:38, Lot:15
TOTAL AREA:	± 1,260 Sq Ft
ZONING:	C1 - City Centre
YEAR BUILT:	1972
PARKING:	4-5 Designated parking stalls
LEASE PRICE:	\$2,000 Gross Lease

Includes: Building insurance & property taxes & utilities

* Tenant is responsible for GST

PROPERTY TOUR



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION / MAP



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RE/MAX
COMMERCIAL
PROPERTIES

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



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