

RECENTLY RENOVATED DOUBLE-UNIT

FOR LEASE

UNIT #120-130, 4707 50TH STREET



PRESENTED BY

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WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

UNIT #120 -130 4707 50TH STREET

Downtown Building

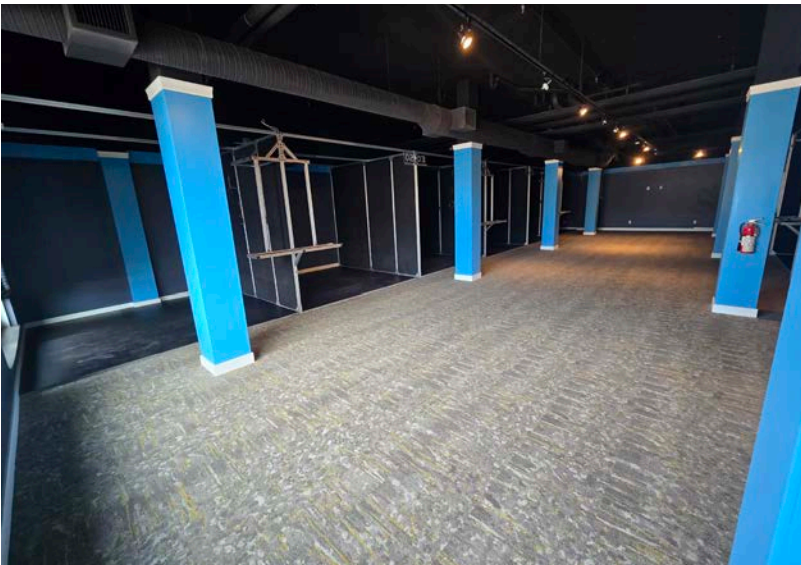
3,800 SF recently renovated double-unit is available for lease. The mixed use/retail space features a wide-open area with pillars, two washrooms, and a kitchenette. There are large windows in the front of the unit that bring in plenty of natural light. This property is located right on Ross Street and is close to tons of amenities. Details of this unit include:

- » **Private, Secure Parking at the rear**
- » **Additional Street Parking directly in front**
- » **Secure Access with fob system**
- » **Wheelchair Accessible**
- » **Spacious unit with one large staff room and 2x washrooms**
- » **Conveniently Located within walking distance to Ross Street patio**
- » **3,800 Square feet**

This property is available for lease starting at \$5.00 per Square Foot and has an estimated operating cost of \$10.42 per Square Foot for the 2025 year.



PROPERTY LOCATION



PROPERTY DETAILS

MUNICIPAL:	#130 4707 50 Street, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 1144NY, Block:38, Lot: 14B
TOTAL SIZE:	SF of Building ± 3,800 SF
ZONING:	C1 - Commercial (City Centre)
YEAR BUILT:	1965
PARKING:	Full parking lot/ street parking
LEASE PRICE:	\$5.00 PSF/ \$1,583.33 Monthly
NNN COST:	\$10.42 PSF/ \$3,299.67 Monthly
TOTAL COST:	= \$4,883.00 Monthly

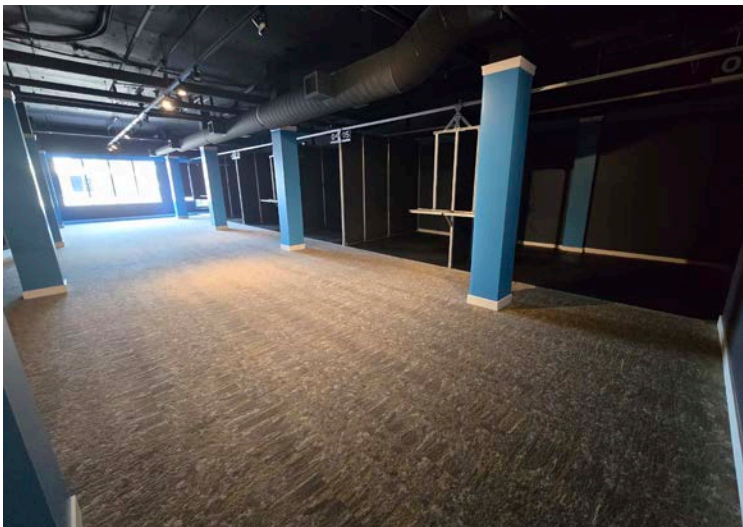
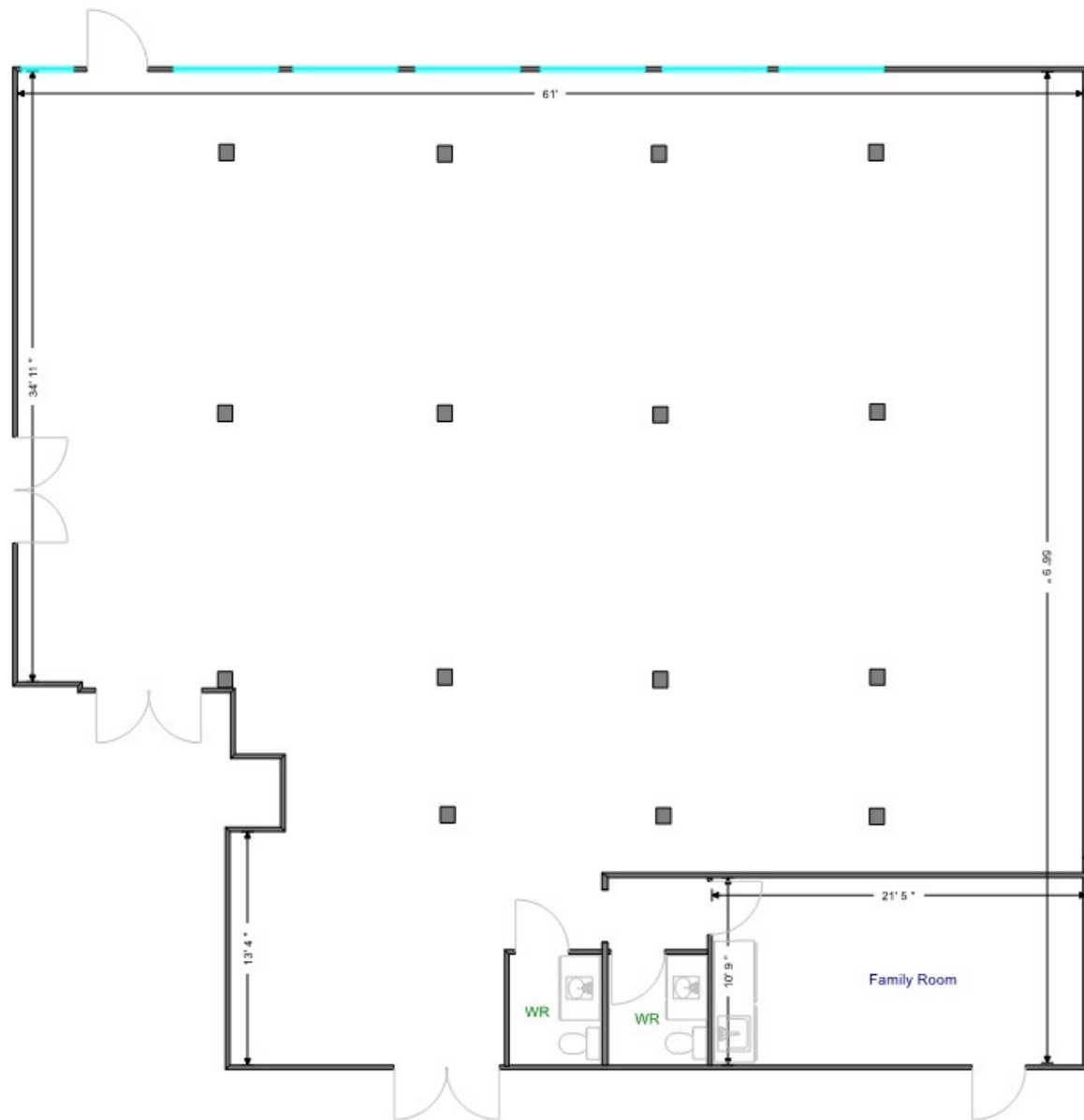
*Tenant is responsible utilities

** Tenant is responsible for GST

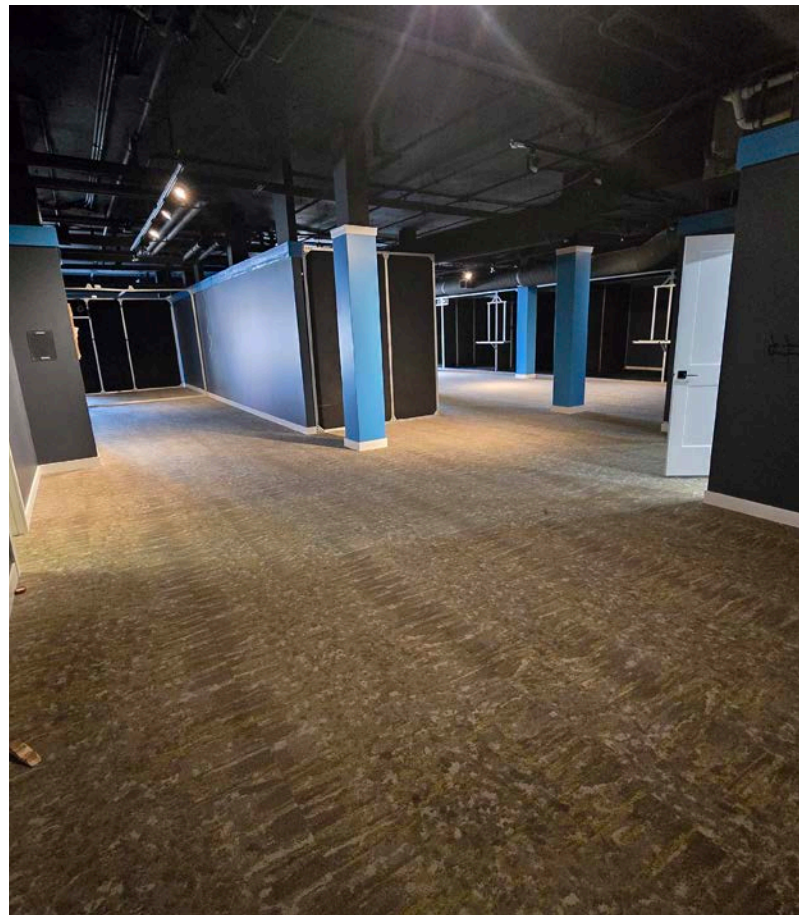
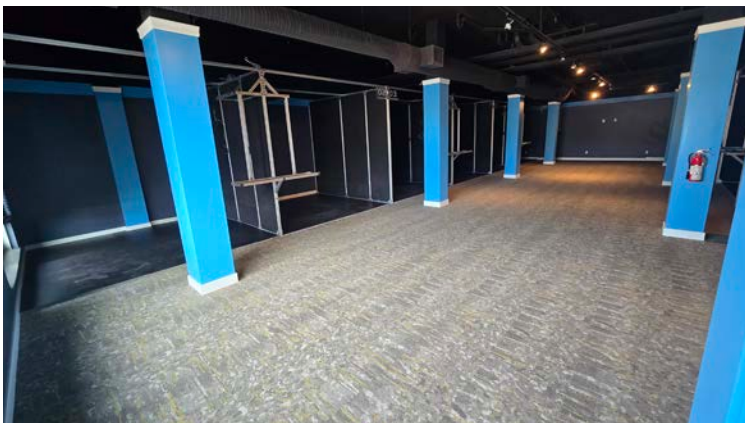
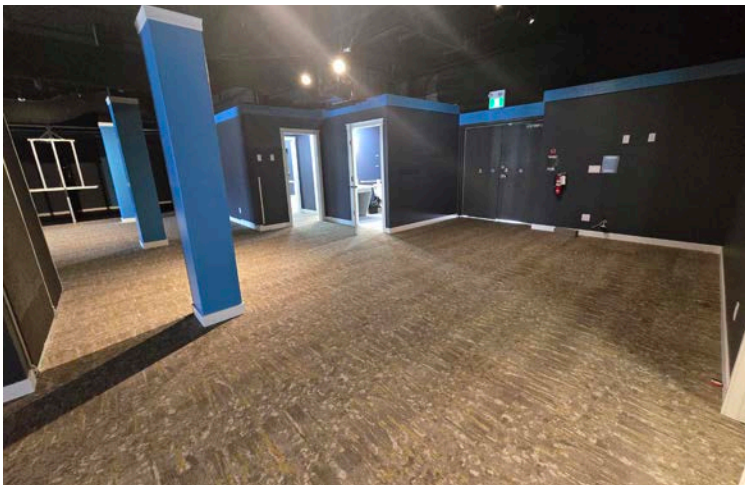
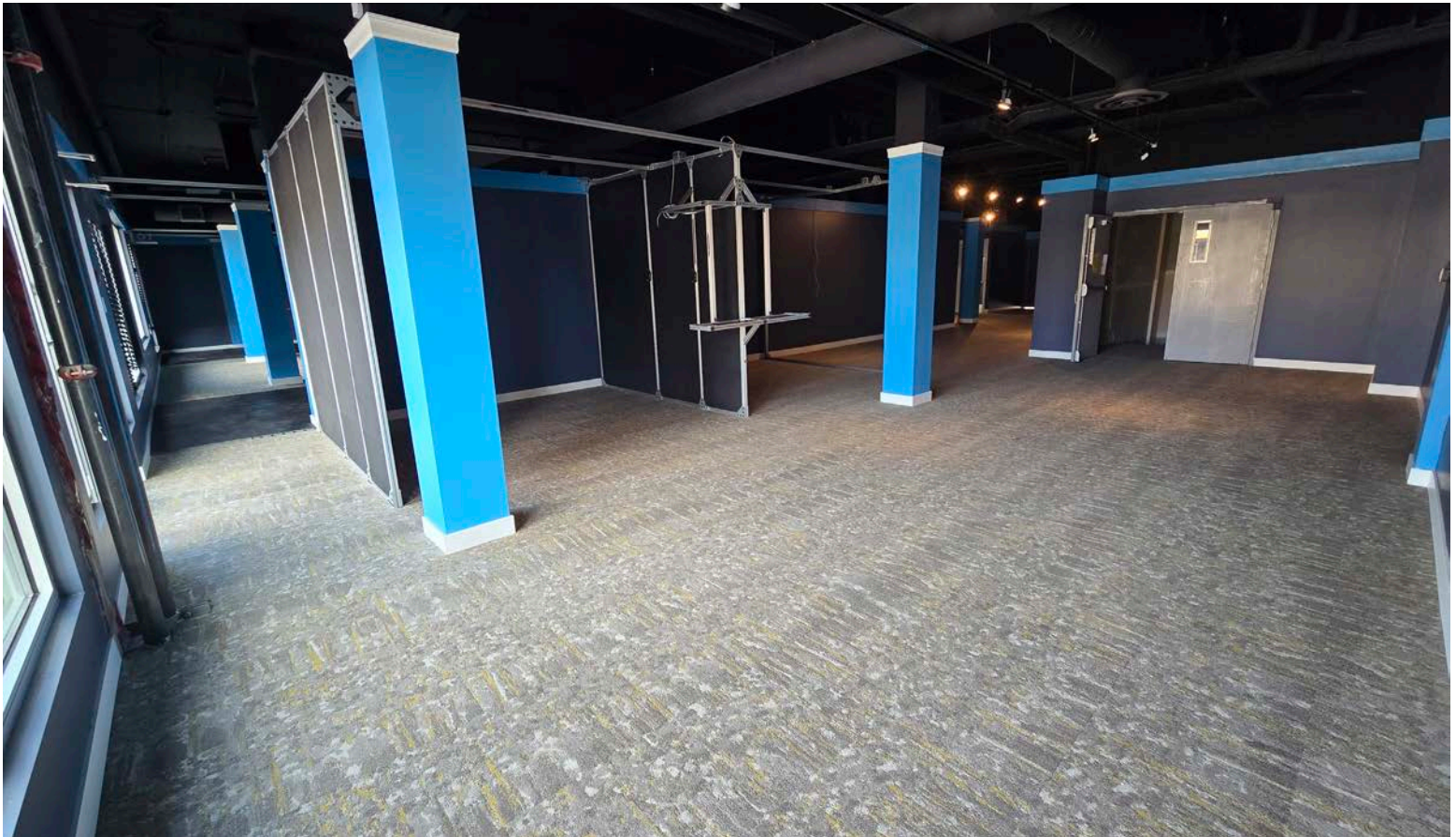
PROPERTY TOUR 



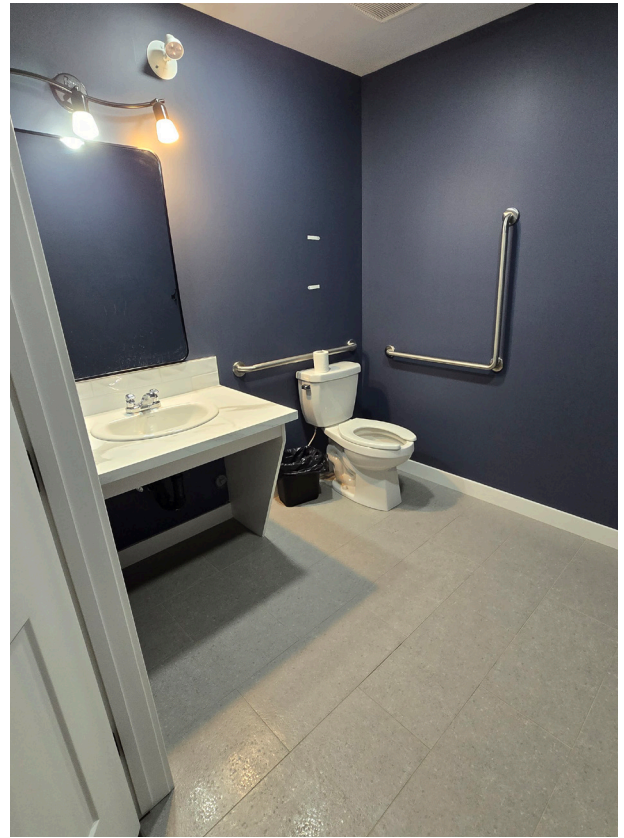
FLOOR PLAN



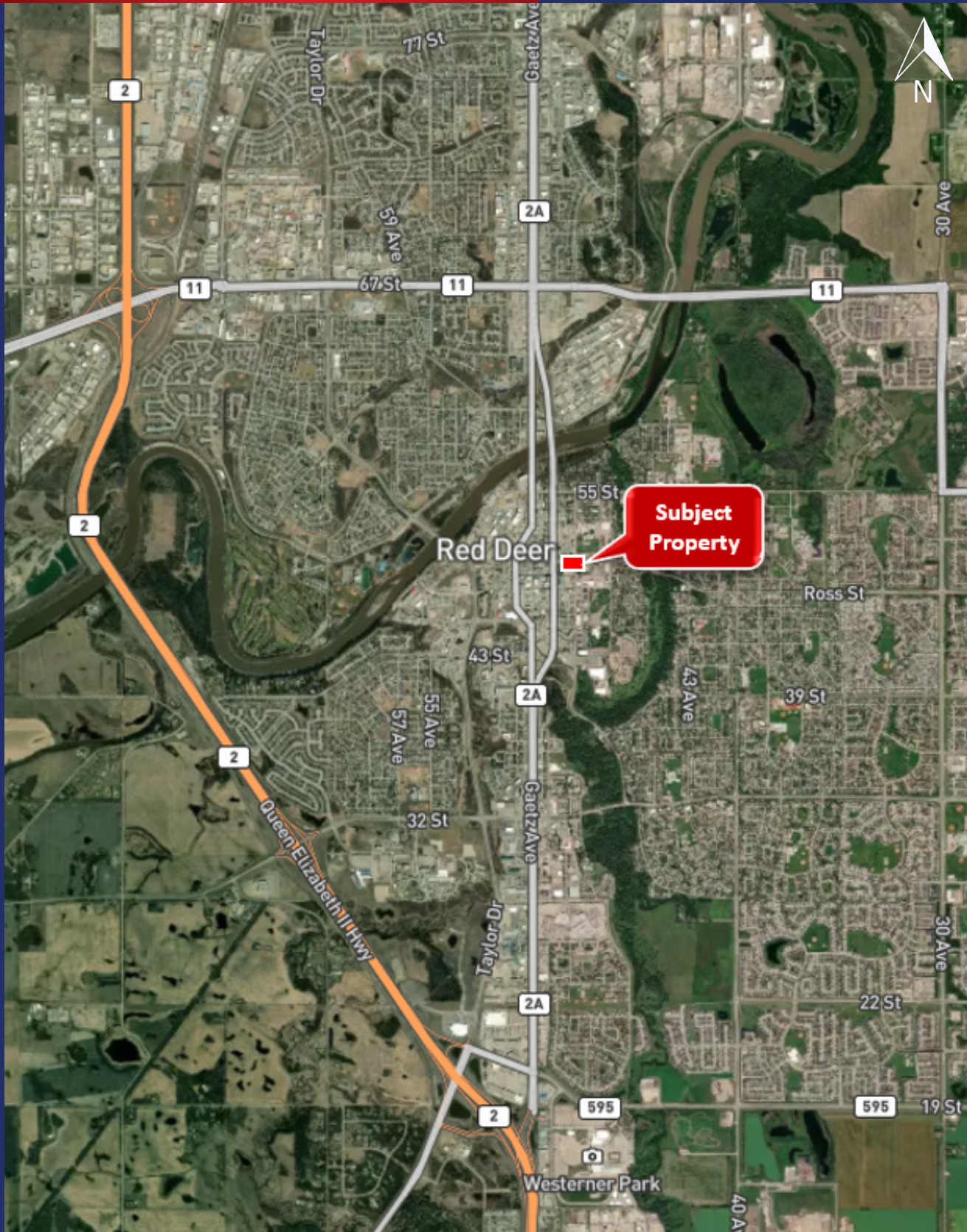
PHOTOS



MORE PHOTOS



LOCATION / MAP



403.986.7777



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REMAX
COMMERCIAL
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CALGARY & RED DEER'S
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