

RECENTLY RENOVATED DOUBLE-UNIT

FOR LEASE

UNITS 120 & 130, 4707 50 STREET

**EXCELLENT
DAYCARE
LOCATION!**

THIS PROPERTY IS UNDER NEW OWNERSHIP & MANAGEMENT

PRESENTED BY

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WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

UNITS 120 & 130 4707 50 STREET

Downtown Building

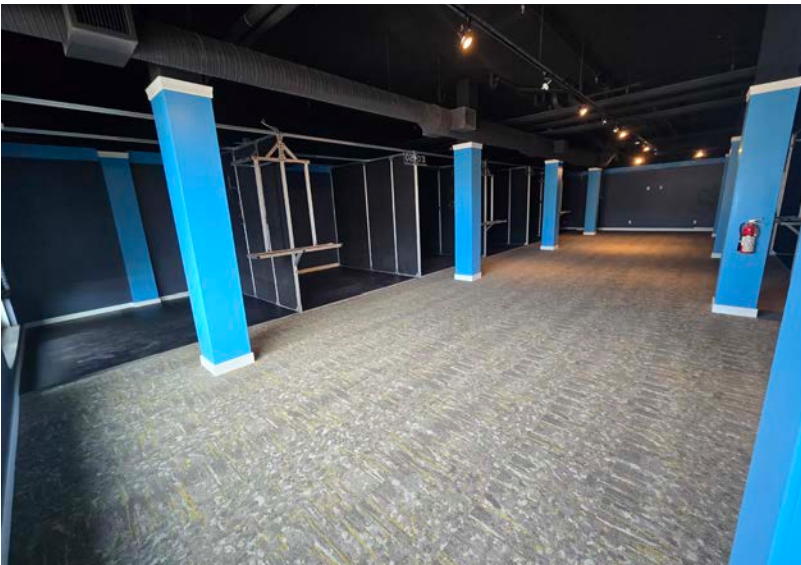
3,800 SF recently renovated double-unit is available for lease. The mixed use/retail space features a wide-open area with pillars, two washrooms, and a kitchenette. There are large windows in the front of the unit that bring in plenty of natural light. This property is located right on Ross Street and 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 2 washrooms**
- » **Conveniently located within walking distance to Ross Street patio**
- » **Landlord is open to Daycares with ample space at the rear for a play area**

This property is available for lease starting at \$10.00 per square foot and has an estimated operating cost of \$10.42 per square foot for the 2025 budget year.



PROPERTY LOCATION



PROPERTY DETAILS

MUNICIPAL:	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 - Renovated in 2024
PARKING:	Full parking lot/ street parking
LEASE PRICE:	\$10.00 PSF /\$3,166.67 Monthly
NNN COST:	\$10.42 PSF /\$3,299.67 Monthly
TOTAL COST:	= \$6,466.33 Monthly

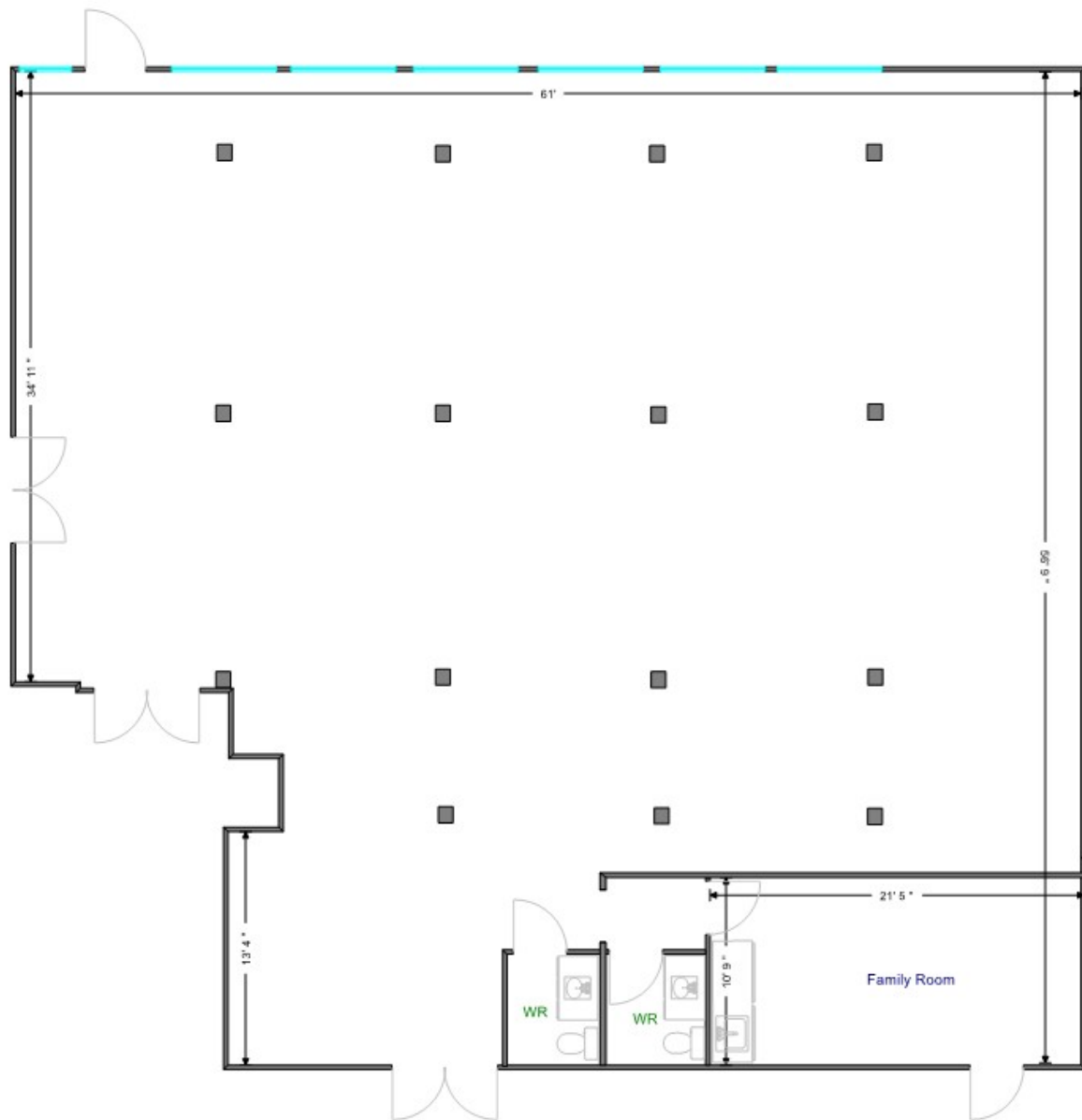
*Tenant is responsible utilities

** Tenant is responsible for GST

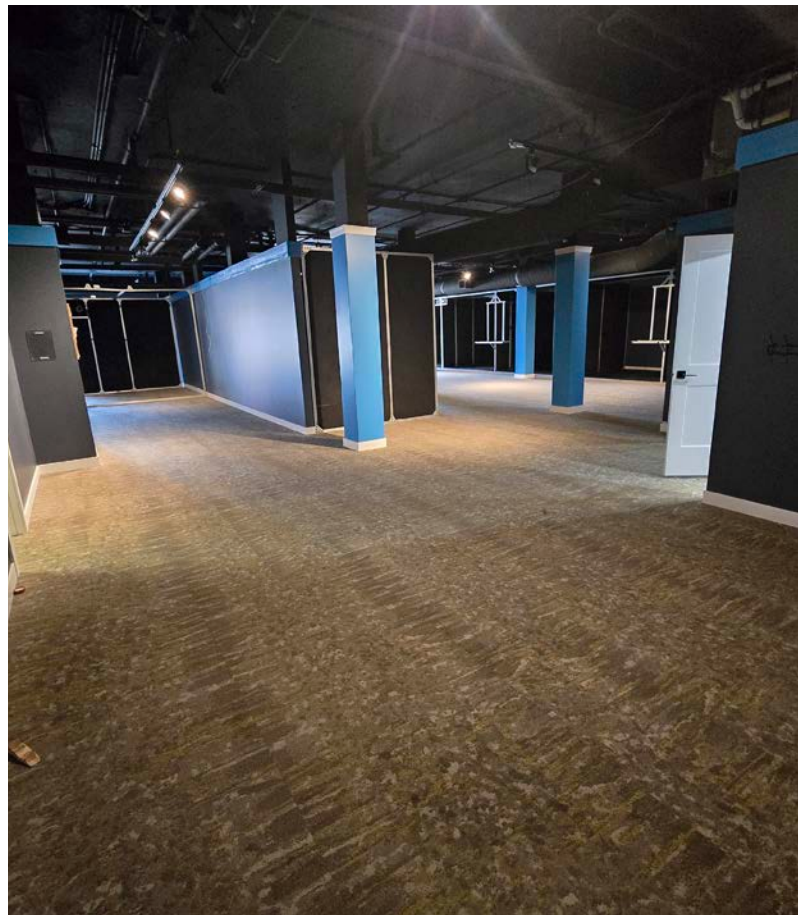
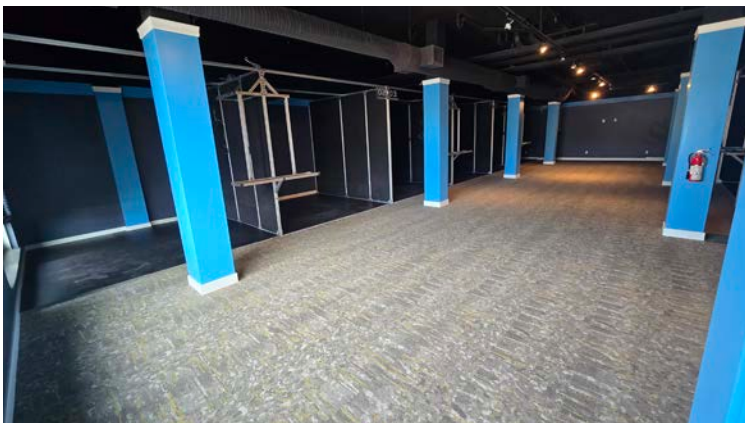
PROPERTY TOUR 



FLOOR PLAN



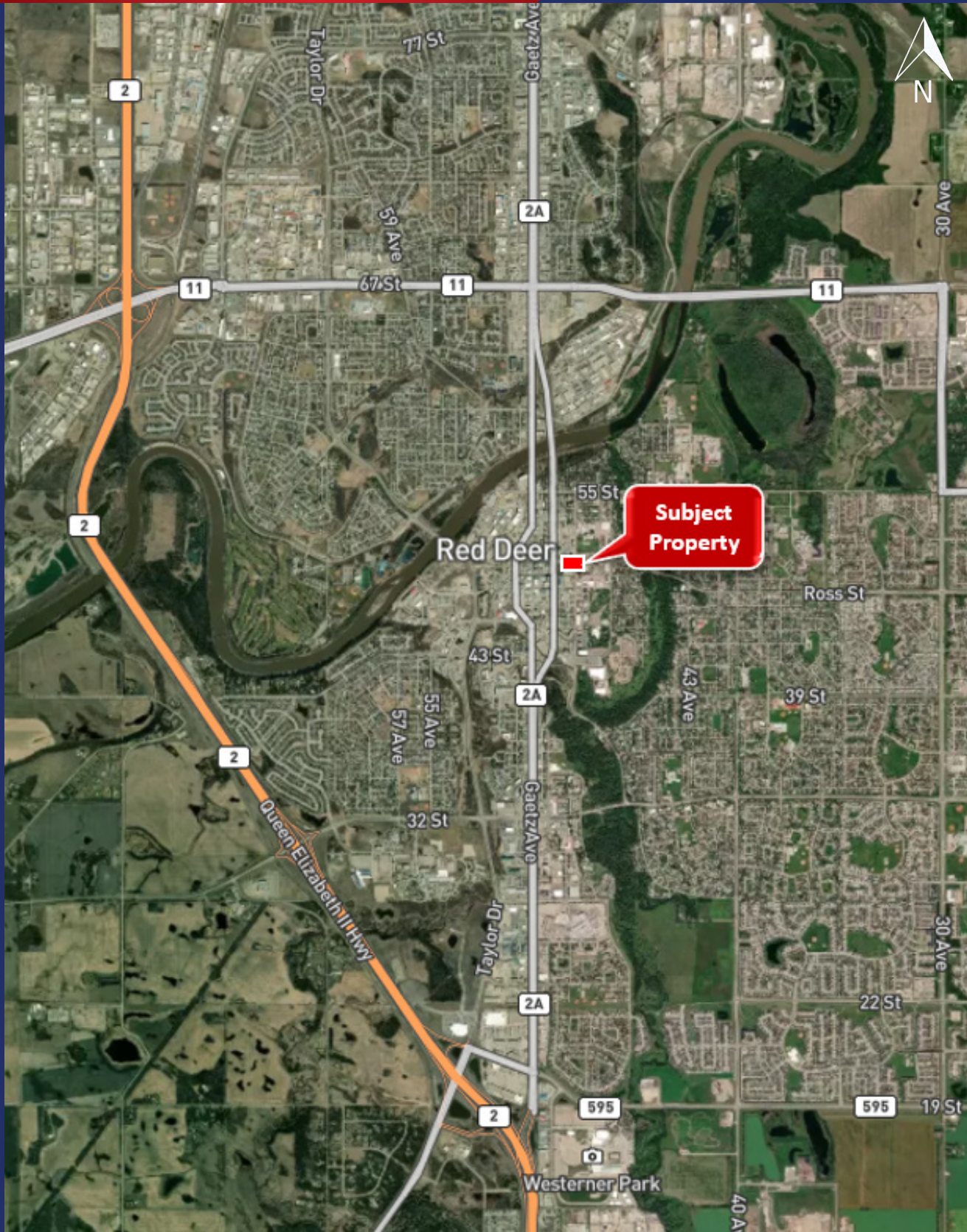
PHOTOS



MORE PHOTOS



LOCATION / MAP



403.986.7777



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PROPERTIES

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PROPERTIES

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