

HIGH EXPOSURE LOCATION

FOR LEASE

4418 50 AVENUE #1, RED DEER



LOCATION:

Downtown
Red Deer



LEASE AREA:

±1,976
Square Feet



ZONING:

C1- Commercial City
Centre District



LEASE RATE:

Introductory rate
\$6.50 PSF
*first year of a long-term lease

PRESENTED BY

CAM TOMALTY

403.350.0075

cam@remaxcprd.com

JEREMY MAKILA

403.373.7333

jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

4418 50 AVENUE #1

Downtown Red Deer

± 1,976 Square feet recently renovated store front retail space available for lease. located in Downtown Red Deer with great exposure being on 50th Avenue. This space includes:

- » Large reception area
- » Additional front room with office
- » Large back room with side entrance
- » Great location with high exposure
- » Plenty of natural light
- » New vinyl flooring
- » Fresh coat of paint
- » One washroom
- » Additional storage space
- » Zoning = C1 (City Centre District)

Introductory rate of \$6.50 PSF for the first year of a long-term lease to a qualified Tenant. Additional rent is estimated at \$9.50 per SF for the 2025 budget year.



PROPERTY DETAILS / FLOOR PLAN

PROPERTY DETAILS

MUNICIPAL:	4418 50 Avenue #1, Red Deer
LEGAL LAND DESCRIPTION:	Plan 6712ET Block 6 Lots 8 & 9
TOTAL AREA:	± 1,976 Sq Ft
ZONING:	C1 - Commercial (City Centre)
PARKING:	Deisgnated parking area
LEASE PRICE:	\$6.50 PSF/ \$1,070.33 Monthly *For the first year of a long term lease
NNN COST:	\$9.50 PSF / \$1,564.33 Monthly
TOTAL COST:	= \$2,634.66 Monthly

Includes: Building insurance & property taxes

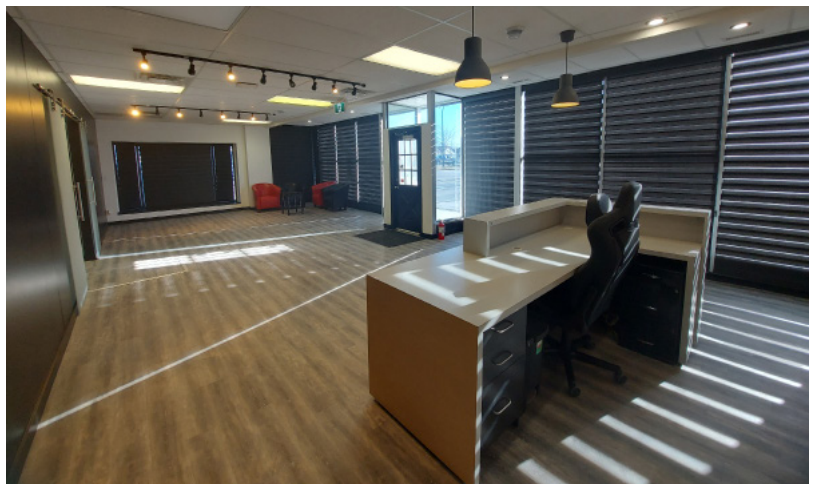
* Tenant is responsible for GST

** Tenant is responsible for all utilities

PROPERTY TOUR



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION / MAP



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REMAX
COMMERCIAL
PROPERTIES

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



YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

ROWAN OMILON
Licensed Assistant
rowan@remaxcprd.com

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777
www.reddeercommercial.com