

FULLY BUILT-OUT SALON
FOR LEASE

BAY 1, 4801 51 AVENUE, RED DEER



LOCATION:

Downtown
Red Deer



LEASE AREA:

1,615
Square Feet



ZONING:

C1 - Commercial
City Centre



LEASE RATE:

\$12.00 Per SF
\$8.84 Per SF - NNN

PRESENTED BY

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THE PROPERTY

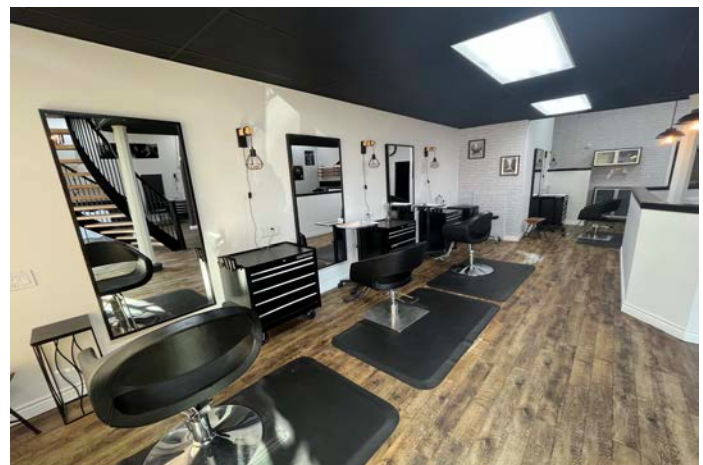
BAY 1, 4801 51 AVENUE, RED DEER

Fully built-out salon opportunity!

Located in the heart of Downtown Red Deer in River Valley Place, this 1,615 SF fully built-out salon includes:

- » **Storefront with Large Windows**
- » **Open Waiting Area with Seating**
- » **Multiple Stations with Chairs, Mirrors, & Stylist Storage**
- » **(3) Shampoo Stations**
- » **Private Washroom**
- » **Laundry & Product Mixing Room**
- » **Additional Room for Services**
- » **Mezzanine with Additional Stations**
- » **High End Fixtures Throughout**
- » **Excellent Visibility from 51 Avenue**

Pylon signage with exposure to 51 Avenue is available for \$55.00 per month, plus GST. Additional rent is estimated at \$8.84 PSF for the 2026 budget year.



PROPERTY DETAILS / AMENITIES

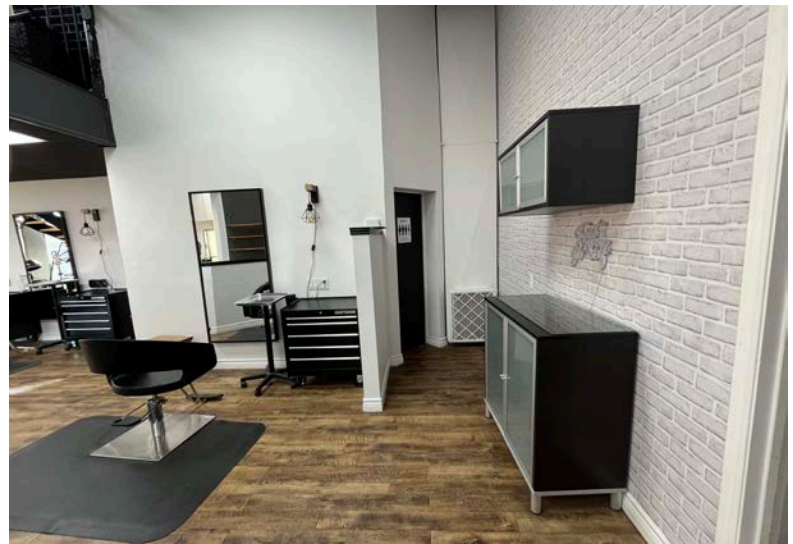
PROPERTY DETAILS

MUNICIPAL:	Bay 1, 4801 51 Ave, Red Deer
LEGAL LAND DESCRIPTION:	Plan H, Block 9, Lots 1-4
TOTAL AREA:	± 1,615 Sq Ft
ZONING:	C1 - Commercial City Centre
YEAR BUILT:	1951
PARKING:	Paved Parking for Clients Only
LEASE PRICE:	\$12.00 Per SF (\$1,615.00 Monthly)
NNN COST:	\$8.84 Per SF (\$1,189.72 Monthly)
TOTAL COST:	= \$2,804.72 Monthly

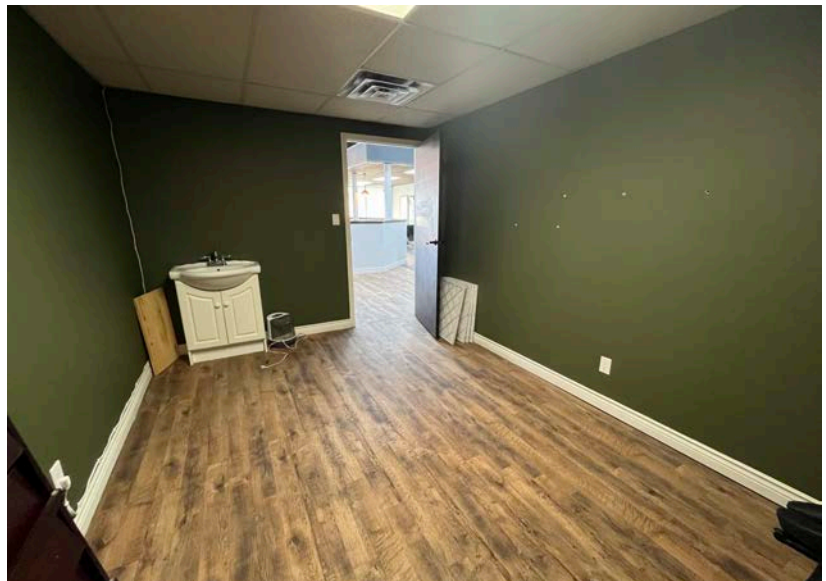
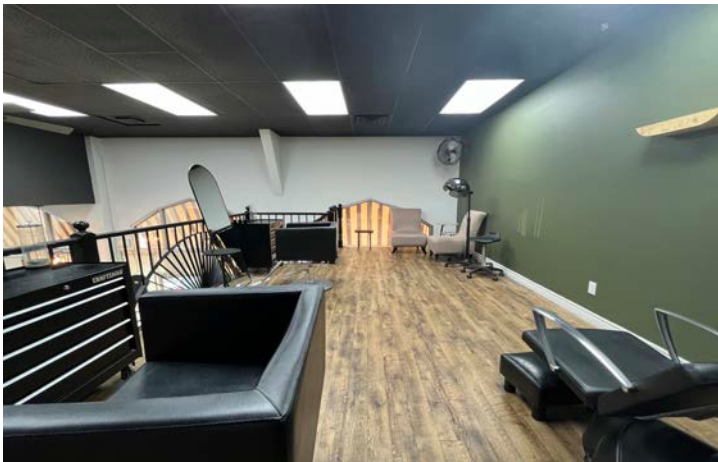
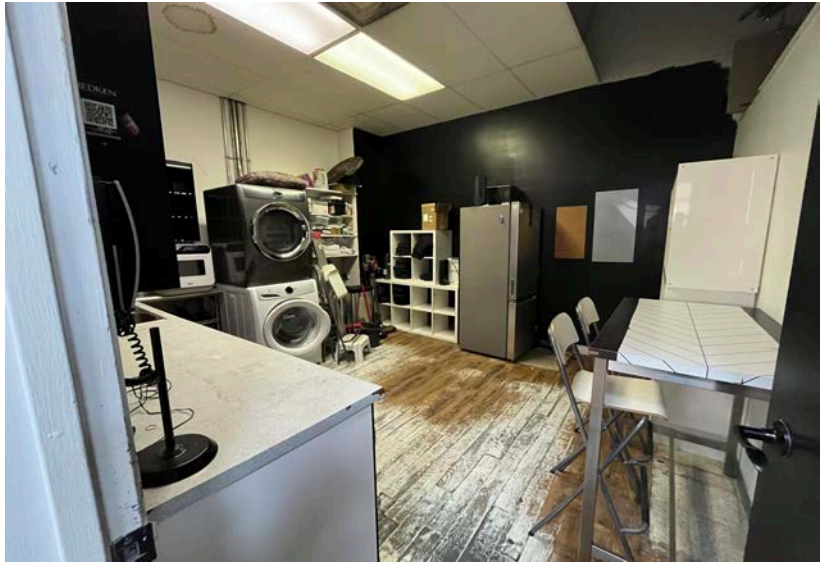
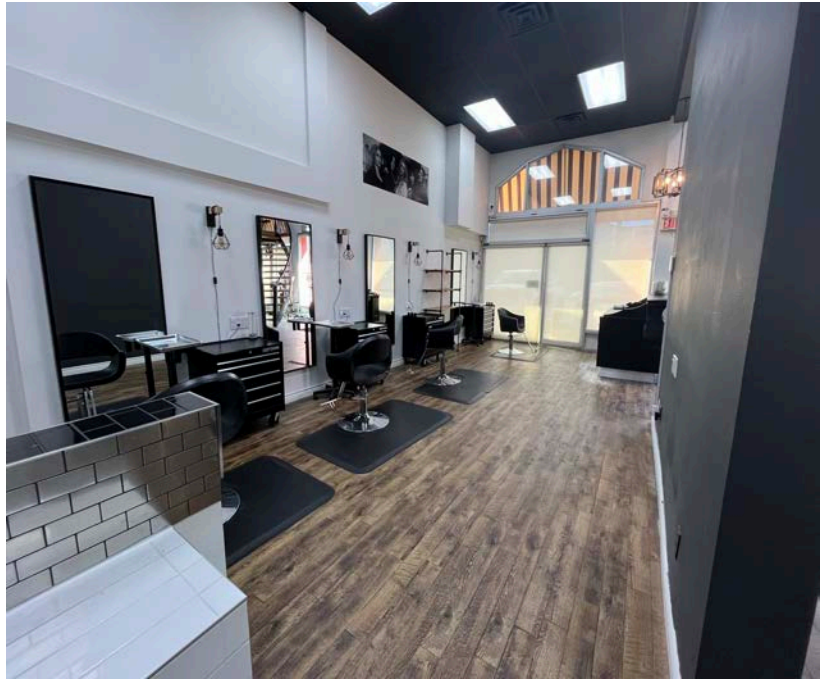
Includes: Building insurance & property taxes

* Tenant is responsible for GST

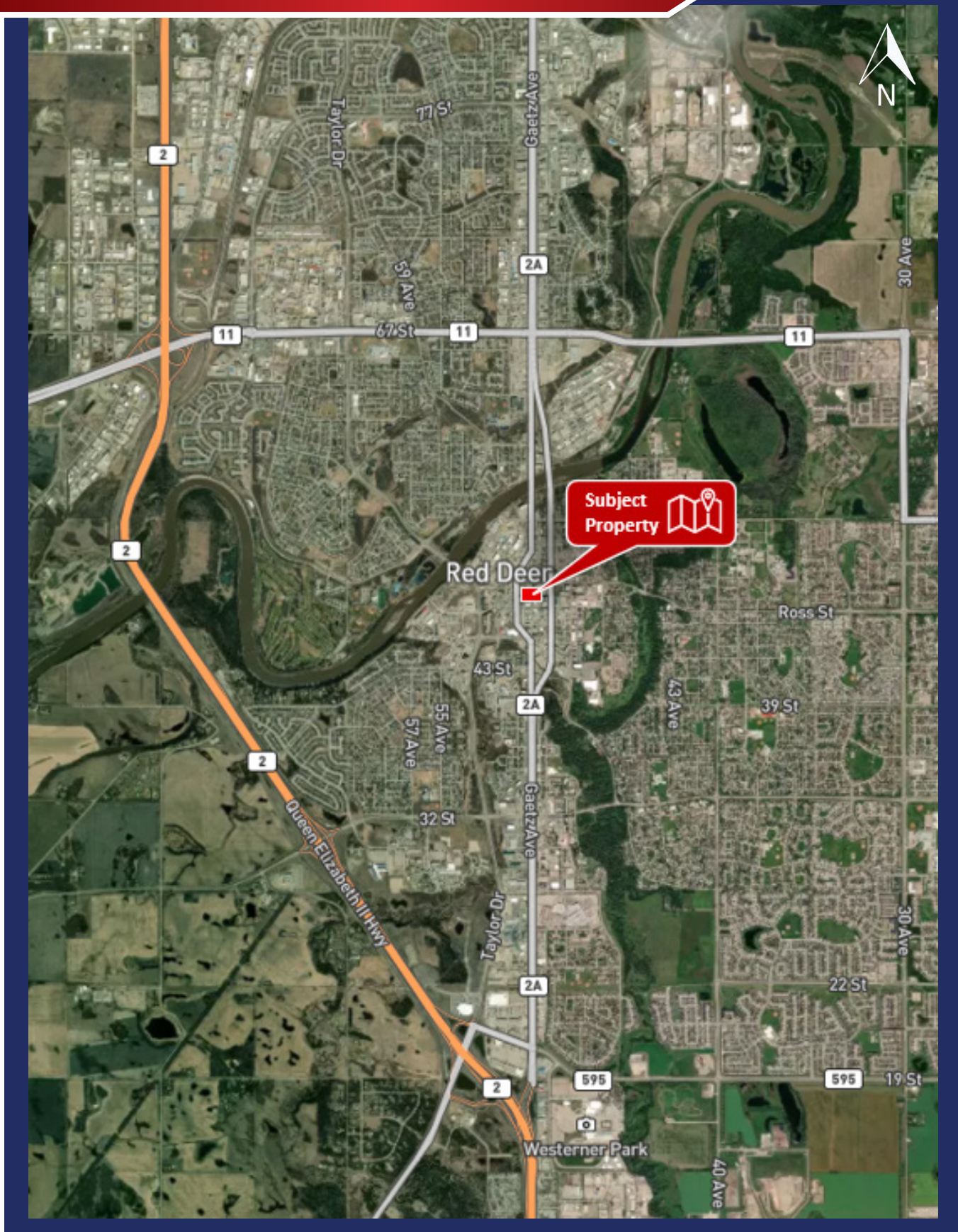
** Tenant is responsible for all utilities



PROPERTY PHOTOS



LOCATION / MAP



403.986.7777



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REMAX
COMMERCIAL
PROPERTIES

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



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