

FOR LEASE

UNIT 102, 4940 51 AVENUE, RED DEER

**Prime Location
& Build to Suit
Opportunity!**



LOCATION:

Downtown Red Deer



SITE AREA:

2,669 SF



ZONING:

C-1A - Commercial



LEASE RATE:

\$18.00 Per SF

PRESENTED BY

CAM TOMALTY

403.350.0075

cam@remaxcprd.com

JEREMY MAKILA

403.373.7333

jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

UNIT 102, 4940 51 AVENUE, RED DEER

FOR LEASE - 2,669 Square Foot newly demised unit located in Downtown Red Deer. This location has excellent exposure as it is situated at the corner of 50th Street and 51st Avenue. The unit includes:

- » **Close to Anchor Tenants & Amenities:**
 - Sunlife Financial Group
 - McDonald's
 - Superstore
 - TD & RBC Banks
 - Original Joe's
- » **Large Reception Area & Waiting Room**
- » **(10) Offices - Most with Windows**
- » **(2) Washrooms**
- » **Under New Ownership (2026)**
- » **5 Dedicated Parking Stalls**
- » **21 Shared Parking Stalls**
- » **C1A - Commercial Zoning**
- » **Built in 2001**
- » **Build to Suit Opportunity**

This is an excellent opportunity for a medical office, law firm, or similar use. The Additional Rent amount for 2026 is TBD and includes all utilities with the exception of internet and phone services.



PROPERTY PHOTOS / DETAILS

PROPERTY DETAILS

MUNICIPAL:	Unit 102, 4950 51 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan 9220308 Lot 17
TOTAL SIZE:	SF of Unit ± 2,669 SF
ZONING:	C-1A - Commercial
YEAR BUILT:	2001
PARKING:	5 Dedicated Stalls / 21 Shared Stalls

FOR LEASE

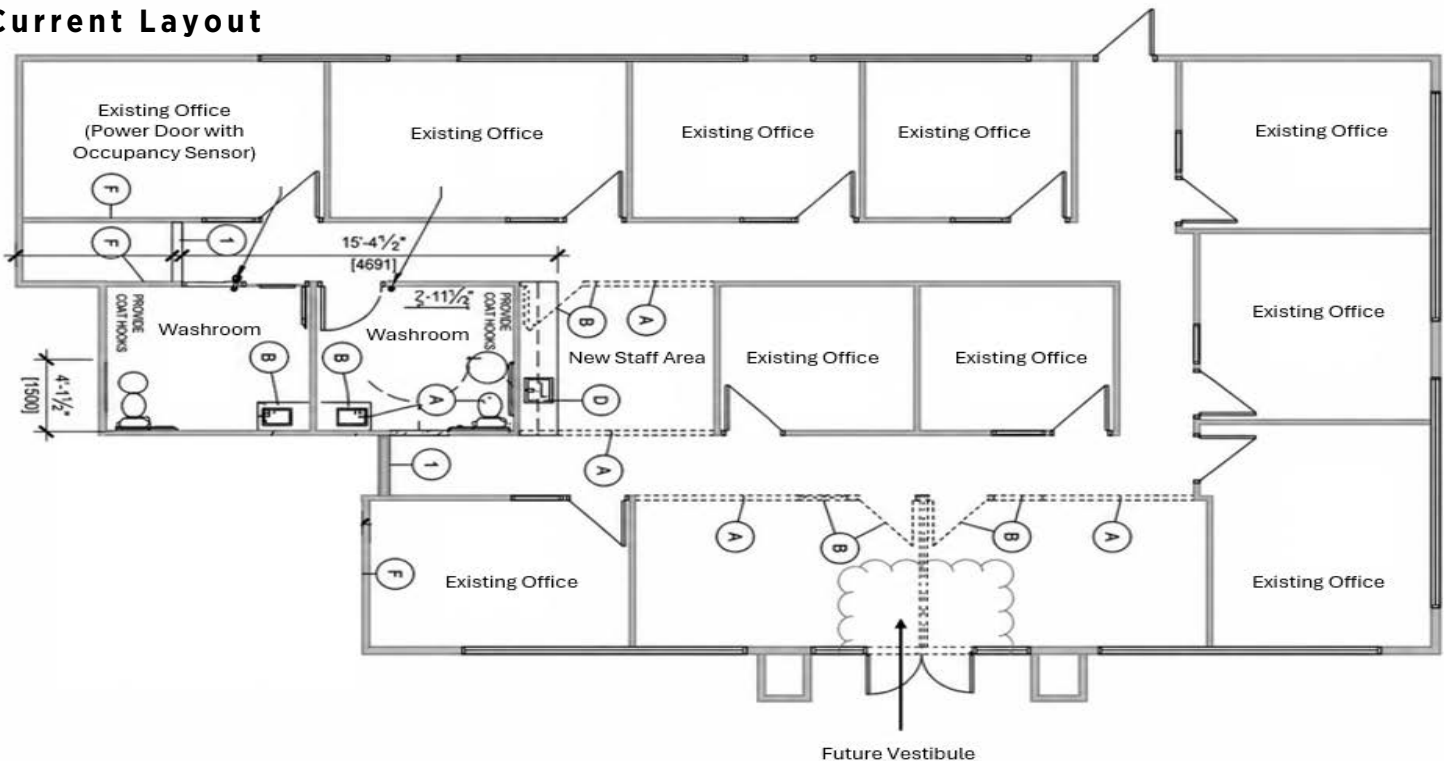
LEASE RATE:	\$18.00/SF (\$4,003.50/Monthly)
ADDITIONAL RENT:	TBD

** Tenant is responsible for GST. Additional Rent includes all utilities with the exception of internet and phone services.

**SAMPLE
PROPERTY TOUR**

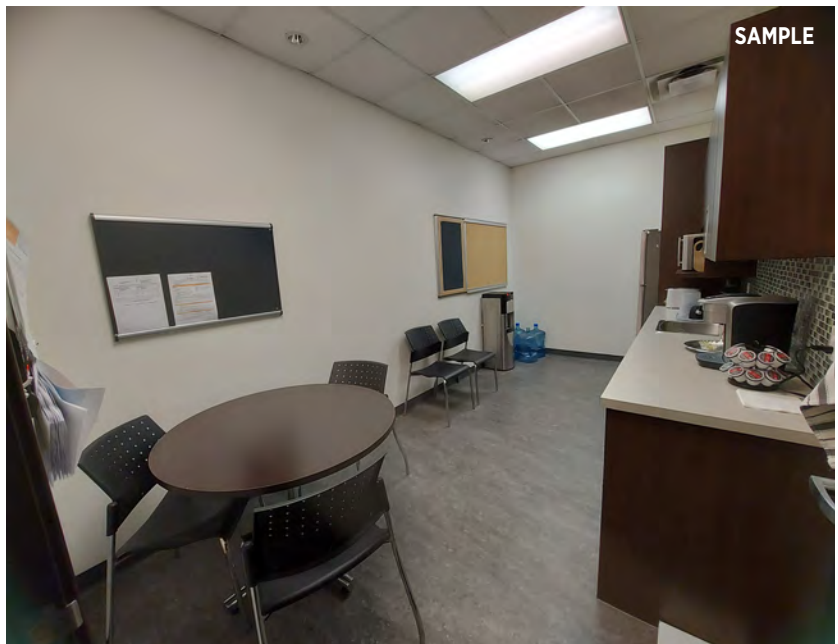
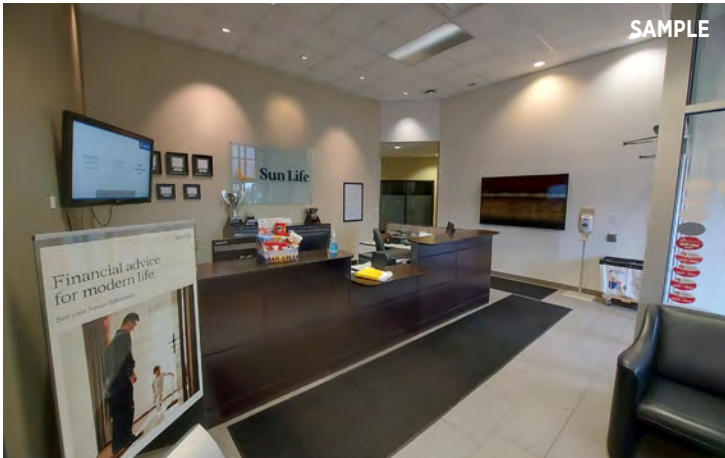
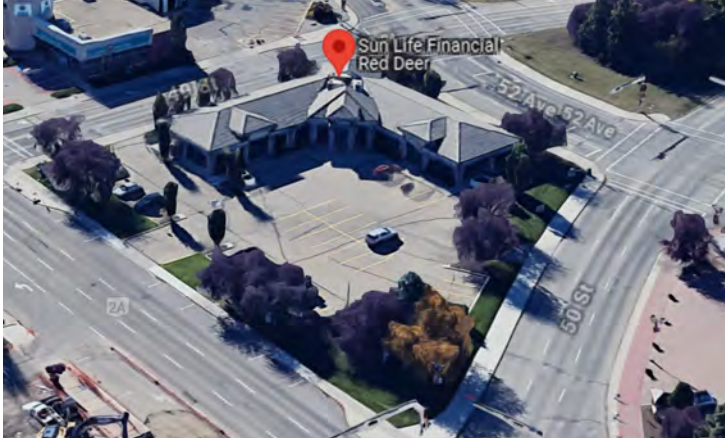


Current Layout



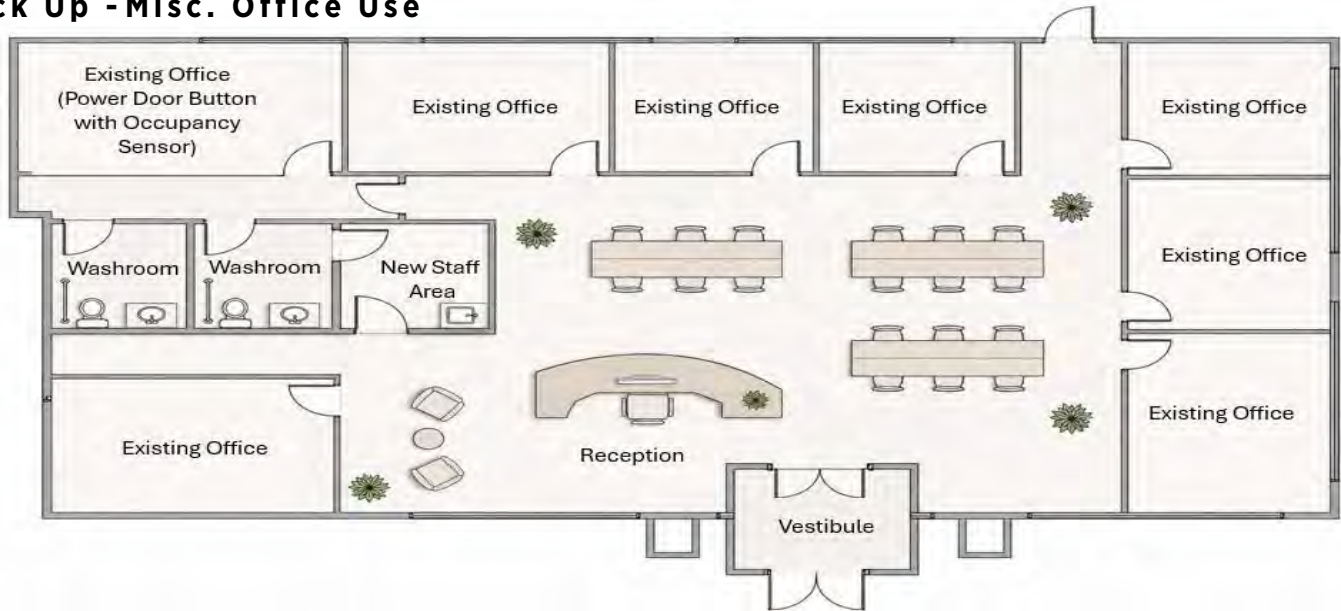
Future Vestibule

PROPERTY PHOTOS

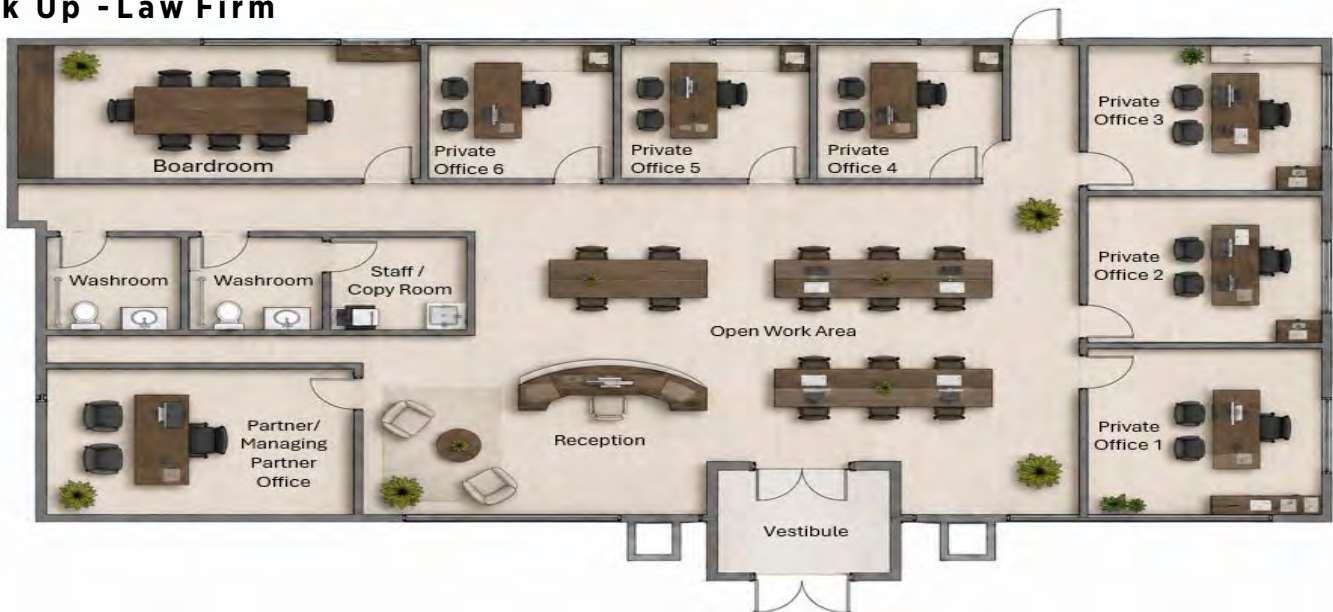


MOCK UP FLOOR PLANS

Mock Up - Misc. Office Use



Mock Up - Law Firm



Mock Up - Dental Office



LOCATION / MAP



403.986.7777 | **WWW.REDDERCOMMERCIAL.COM**

THE INFORMATION CONTAINED HEREIN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT

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