

FOR SALE & LEASE

SUITE 209, 4815 50 AVENUE, RED DEER



LOCATION:

Downtown
Red Deer



LEASE AREA:

2,366
Square Feet



ZONING:

C1 - Commercial
City Centre



SALE PRICE:

\$185,000.00



LEASE RATE:

\$2,000.00
(Gross)

PRESENTED BY

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THE PROPERTY

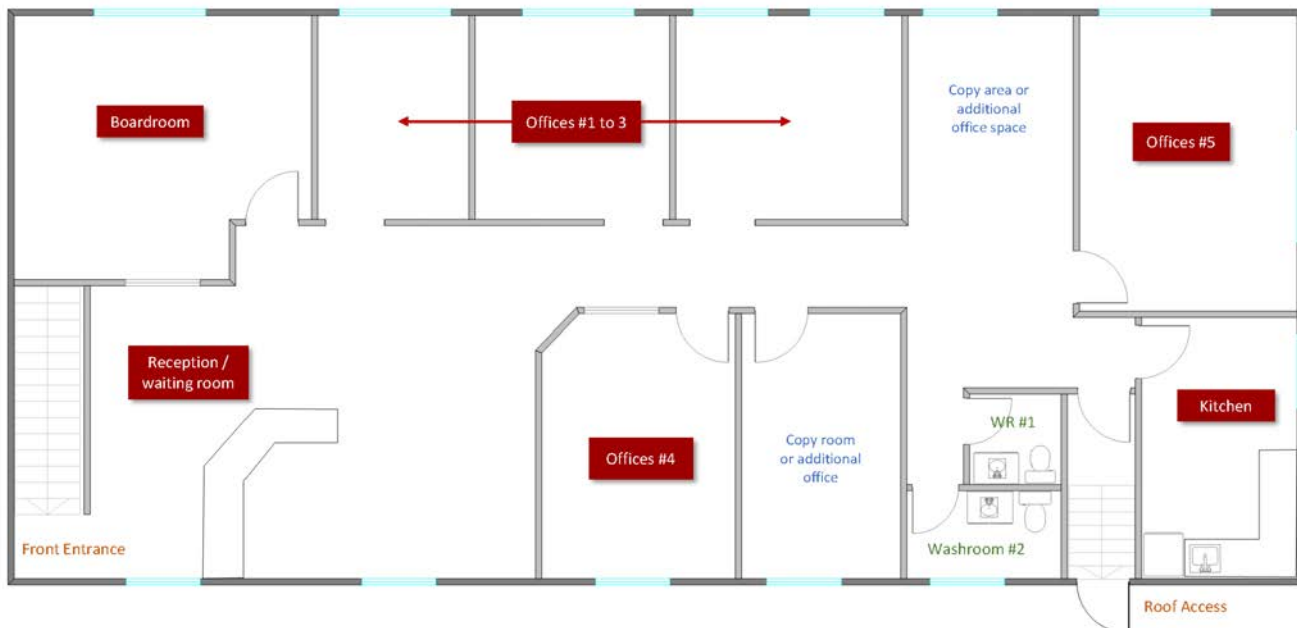
SUITE 209, 4815 50 AVENUE

Mixed Use / Office Space in Downtown Red Deer

2,366 SF professionally finished second floor unit located in the heart of Downtown Red Deer. This unit includes:

- A reception area
- 5x offices
- 2x washrooms
- A storage room
- A boardroom
- A lunchroom with a kitchenette
- There is no parking available on site, however, there is ample street parking available around the building and public parking lots available nearby

The property is available for sale for \$185,000.00 or for lease for \$2,000.00 gross, per month.



PROPERTY DETAILS / AMENITIES

PROPERTY DETAILS

MUNICIPAL:	Suite 209, 4815 50 Ave, Red Deer
LEGAL LAND DESCRIPTION:	Condo Plan 9926656 Unit 2
TOTAL AREA:	± 2,366 Sq Ft
ZONING:	C1 - Commercial City Centre
YEAR BUILT:	1976
PARKING:	Ample street parking & public lots
SALE PRICE:	\$185,000.00
PROPERTY TAXES:	\$5,967.92 (2026)
LEASE RATE:	\$2,000.00 Monthly (Gross)

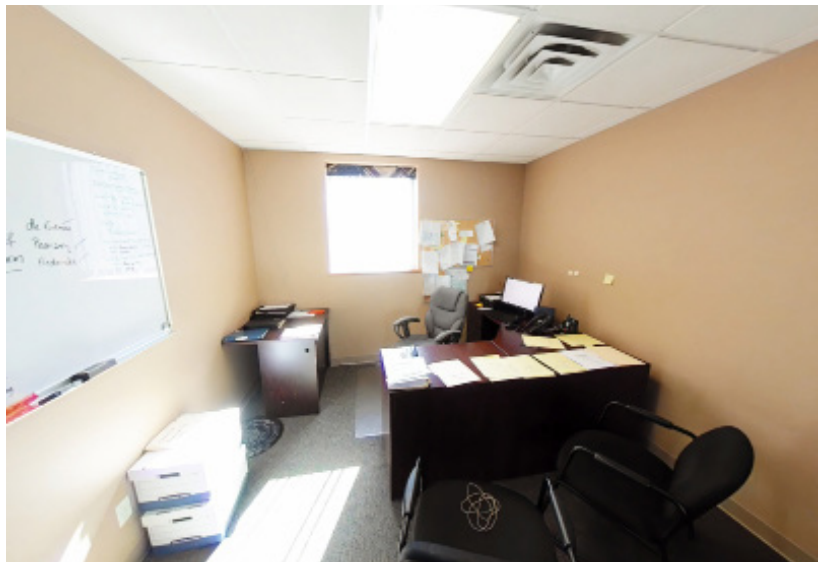
* Tenant is responsible for GST

** Tenant is responsible for all utilities

PROPERTY TOUR

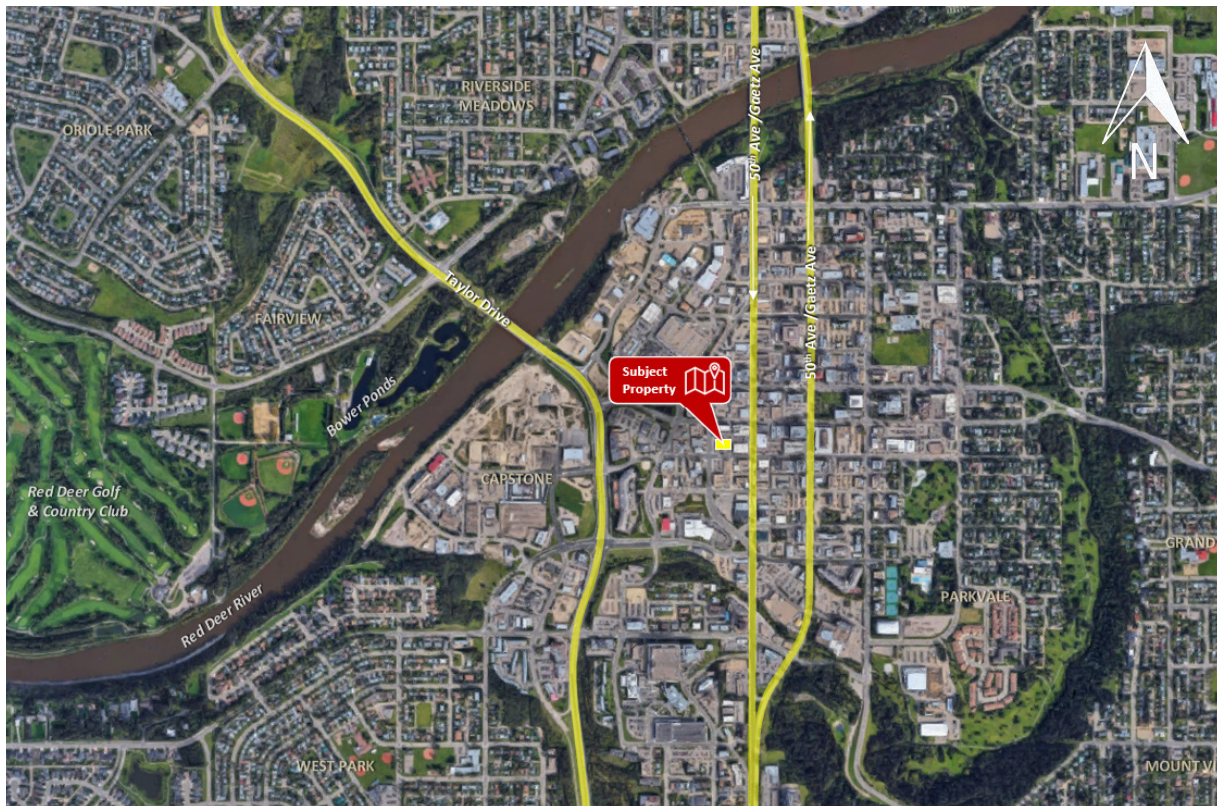


PROPERTY PHOTOS



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

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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