

FOR LEASE

UNIT 201, 4901 46 STREET, RED DEER



LOCATION:

Downtown
Red Deer



LEASE AREA:

1,110 SF
(960 SF usable)



ZONING:

C1- Commercial City
Centre District



LEASE RATE:

\$1,500.00
Per Month + NNN

PRESENTED BY

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THE PROPERTY

Unit 201, 4901 46 Street, Red Deer

Downtown Red Deer

1,110 Square Foot (960 SF usable) turn-key office space located in the Service Canada Building in Downtown Red Deer. 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
- » (2) tables & (4) office chairs included.
- » Zoning = C1 (City Centre District)

Additional Rent is \$11.00 per SF for the 2026 budget year. The entire commercial portion of the building is also available for sale as a whole.



PROPERTY DETAILS / FLOOR PLAN

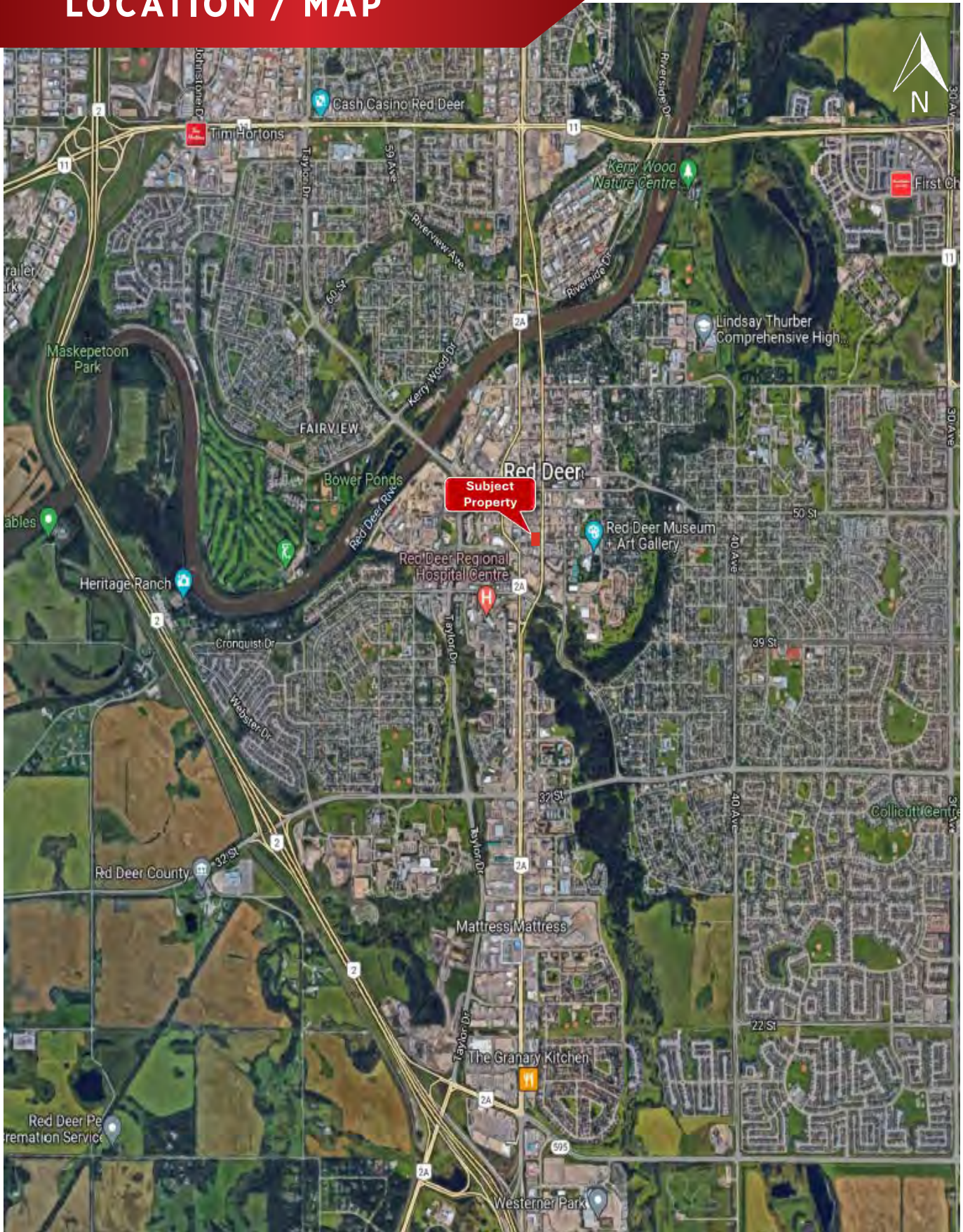
PROPERTY DETAILS

MUNICIPAL:	Unit 201, 4901 46 Street
LEGAL LAND DESCRIPTION:	Condominium Plan 1220026 Unit 20
TOTAL AREA:	1,110 SF (960 SF Usable)
ZONING:	C1 - Commercial (City Centre)
PARKING:	Surface (\$75.00/Month), Underground (\$100.00/Month)
LEASE PRICE:	\$1,500.00 Per Month
NNN COST:	\$11.00 Per SF (\$880.00/Month)
TOTAL COST:	= \$2,380.00 Monthly

* Tenant is responsible for GST



LOCATION / MAP



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COMMERCIAL
PROPERTIES

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YOUR RE/MAX COMMERCIAL TEAM

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