RE/MAX COMMERCIAL PROPERTIES

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FOR SUBLEASE

3434A 50 AVENUE, RED DEER



LOCATION:
South Plaza
Gaetz Avenue

LEASE AREA:
±1,944
Square Feet

ZONING:
C4 - Major Arterial
Commercial Zone

LEASE RATE:
$4,500.00
Gross Lease
*Includes Utilities

PRESENTED BY

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THE PROPERTY
3434A 50 AVENUE

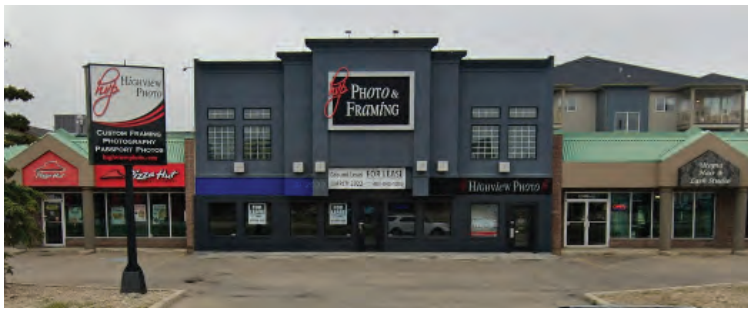
Main Floor Unit

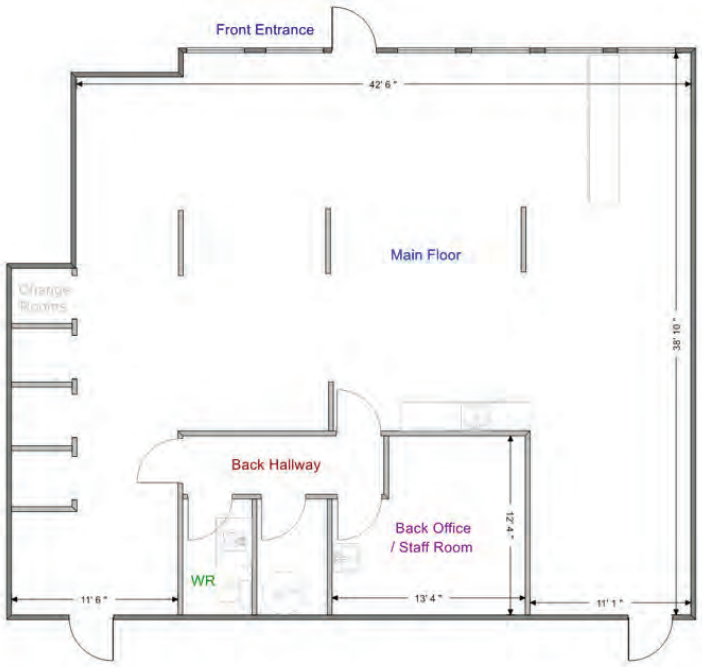
1,944 SF extremely well kept unit available for Sublease. This unit is below Highview Photo and Framing and offers excellent exposure, located right along Gaetz Avenue South. This space includes:

- **Full built in alarm system**
- **Private washroom**
- **High exposure location**
- **1 side of pylon sign (6' x 8') included**
- **New LED lighting**
- **Coffee bar with built-in sink**
- **Paved parking directly in front of unit for staff and clients**
- **Close to high traffic businesses**
- **Updates in unit include built-in shelves and 4 new change rooms**
- **Back room used as an office / staff room or additional storage**

The Gross Lease Rate is $4,500.00, per month, and includes all Additional Rent and utilities.







PROPERTY DETAILS / AMENITIES

PROPERTY DETAILS

MUNICIPAL:	3434A 50 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 6722ET Block: 1, Lot 20
TOTAL AREA:	**± 1,944 SF**
ZONING:	C4 - Major Arterial Commercial
YEAR BUILT:	1998
PARKING:	Paved front parking lot
LEASE PRICE:	**$4,500.00** Monthly (Gross)
NNN COST:	All included in the Gross Lease amount, including utilities.
TOTAL COST:	**= $4,500.00 Monthly**

Includes: Building insurance & property taxes

PROPERTY TOUR







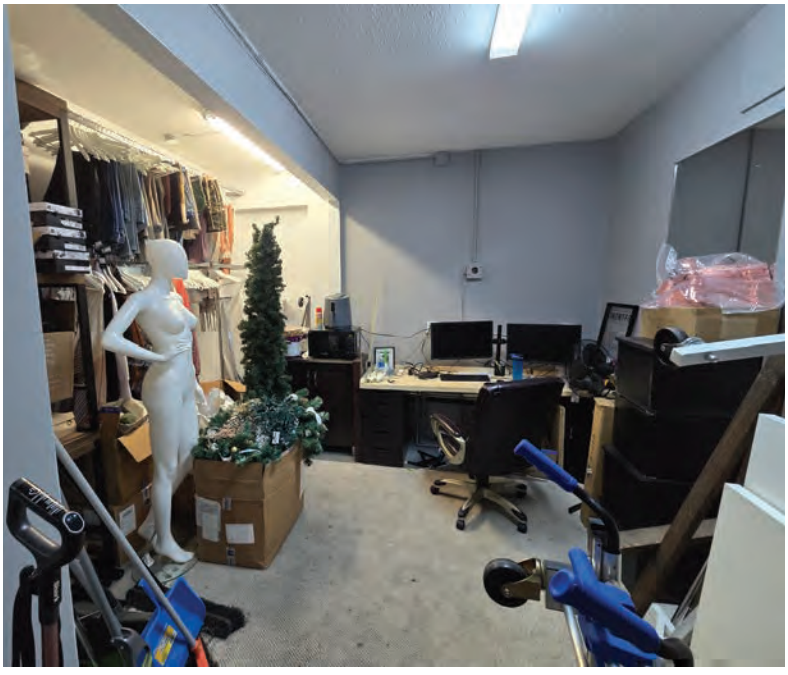
PROPERTY PHOTOS

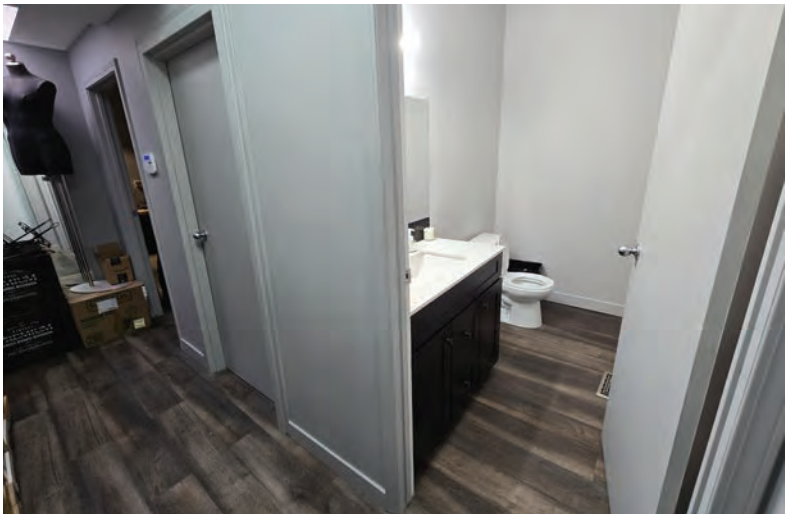










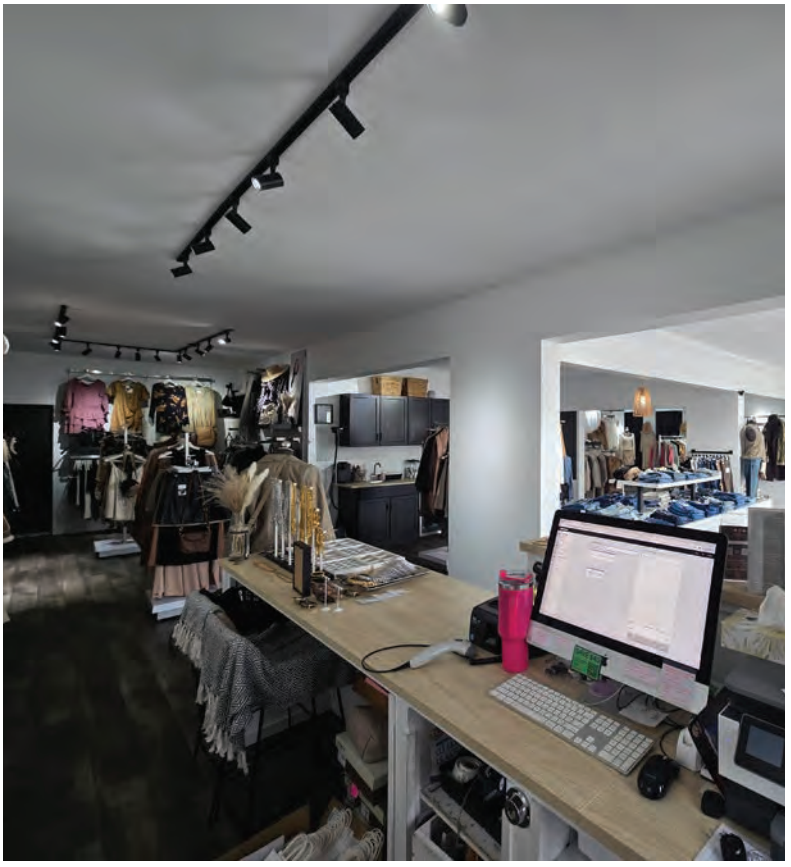


PROPERTY PHOTOS











LOCATION / MAP



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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

RE/MAX COMMERCIAL PROPERTIES



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