

RIVER VALLEY PLACE
FOR LEASE

Bay 11, 4801 51 AVENUE, RED DEER



LOCATION:

Downtown
Red Deer



LEASE AREA:

1,399
Square Feet



ZONING:

C1 - Commercial
City Centre



LEASE RATE:

\$15.00 Per SF
\$8.84 Per SF - NNN

PRESENTED BY

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THE PROPERTY

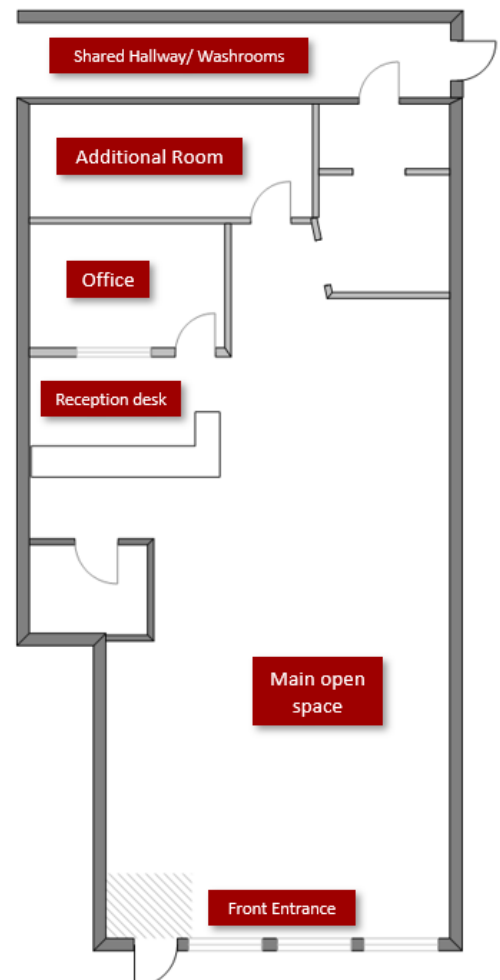
4801 51 AVENUE, BAY 11

Riverside Valley Place

Located in the heart of Downtown Red Deer in Riverside Valley Place. This 1,399 SF end unit includes:

- **A reception area**
- **Storefront with windows**
- **Shared washrooms**
- **A storage room**
- **Renovated in 2018**
- **Pylon signage with full exposure to 51 Ave available** (Additional charges)
- **Good parking on the property for customers only, on street parking is available, plus plenty of public parking facilities nearby.**

Pylon signage with exposure to 51 Ave is available for \$55.00/ month, plus GST. Additional rent is estimated at \$8.84 PSF for the 2025 budget year.



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RE/MAX
COMMERCIAL
PROPERTIES

PROPERTY DETAILS / AMENITIES

PROPERTY DETAILS

MUNICIPAL:	Bay 11, 4801 51 Ave, Red Deer
LEGAL LAND DESCRIPTION:	Plan: H, Block: 9, Lots 1-4
TOTAL AREA:	± 1,399 Sq Ft
ZONING:	C1 - Commercial City Centre
YEAR BUILT:	1951
PARKING:	Paved shared & street
LEASE PRICE:	\$15.00 Per SF/ \$1,748.75 Monthly
NNN COST:	\$8.84 Per SF / \$1,030.60 Monthly
TOTAL COST:	= \$2,779.35 Monthly

Includes: Building insurance & property taxes

* Tenant is responsible for GST

** Tenant is responsible for all utilities

PROPERTY TOUR

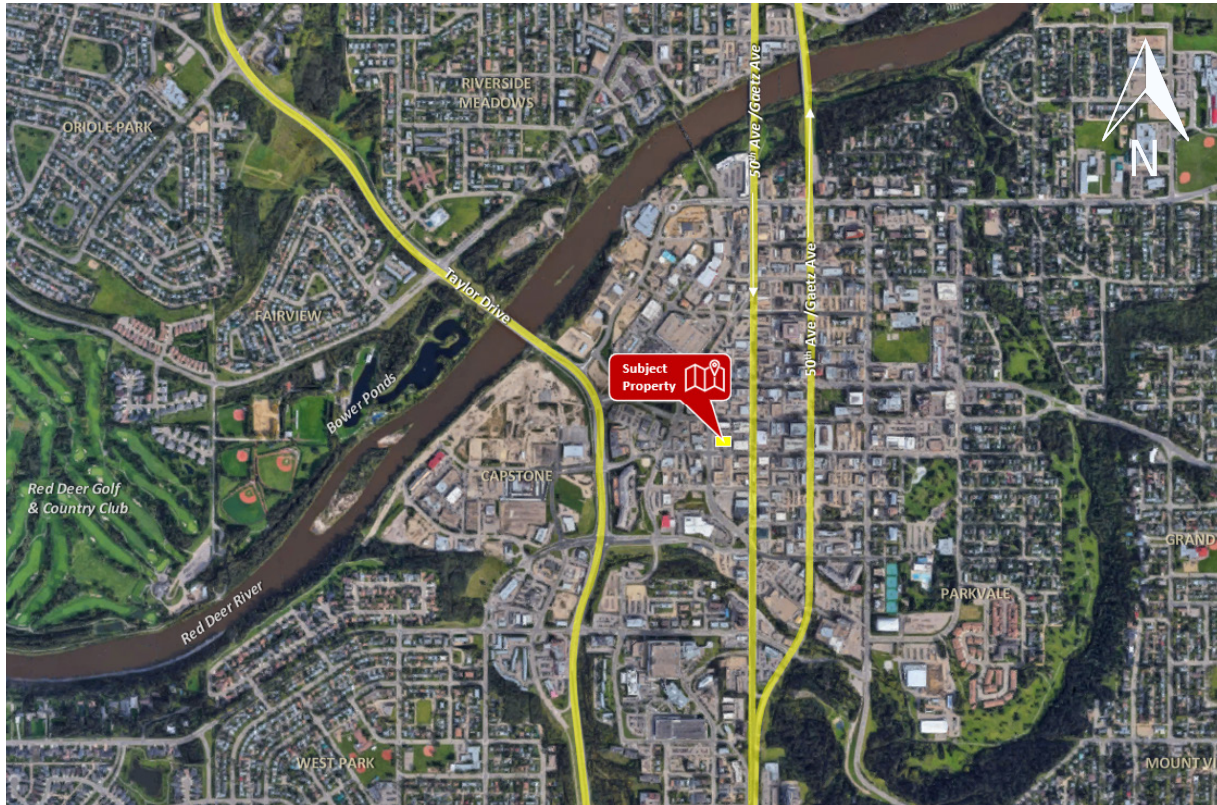


PROPERTY PHOTOS



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

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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