

HIGH EXPOSURE LOCATION

FOR LEASE

4418 50 AVENUE #3, RED DEER



LOCATION:

Downtown
Red Deer



LEASE AREA:

±2,103
Square Feet



ZONING:

C1- Commercial City
Centre District



LEASE RATE:

Introductory rate
\$7.00 PSF
*first year of a long-term lease

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THE PROPERTY

4418 50 AVENUE #3

Downtown Red Deer

±2,103 Square feet well kept store front retail space available for lease. located in Downtown Red Deer with great exposure being on 50th Avenue. This space includes:

- » Large open area with entrance
- » Large back area with separate entrance
- » Back office with great lighting
- » Great location with high exposure
- » Plenty of natural light
- » One washroom
- » Additional storage
- » Designated parking stalls space
- » Zoning = C1 (City Centre District)

Introductory rate of \$7.00 PSF for the first year of a long-term lease to a qualified Tenant. Additional rent is estimated at \$9.50 per SF for the 2025 budget year.



PROPERTY DETAILS / FLOOR PLAN

PROPERTY DETAILS

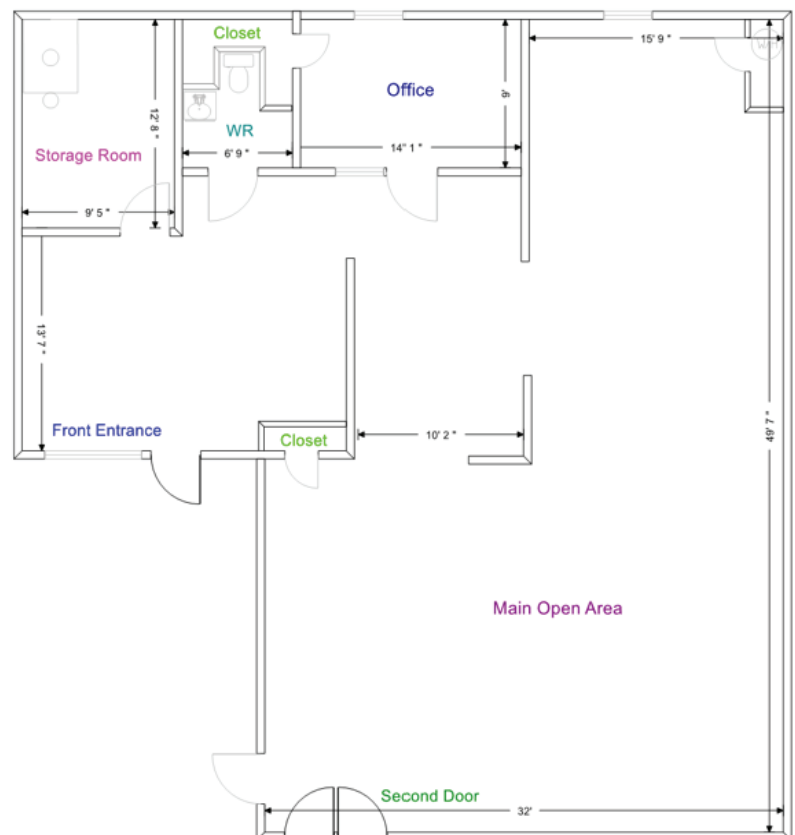
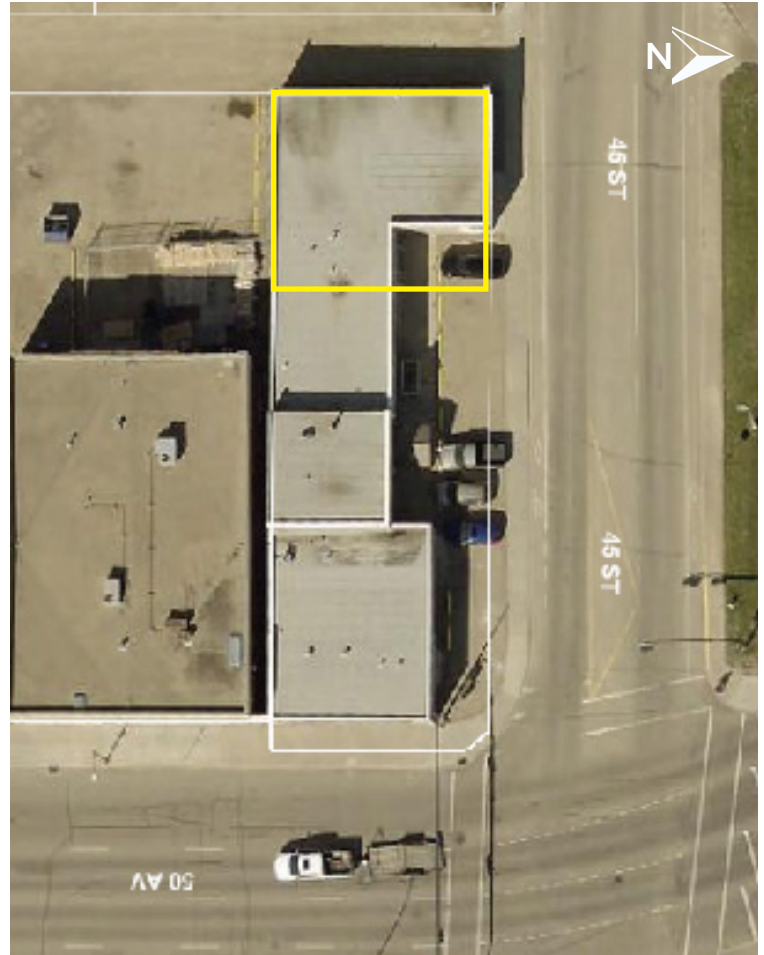
MUNICIPAL:	4418 50 Avenue #3, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 6712ET, Block: 6, Lot: 8 & 9
TOTAL AREA:	± 2,103 Sq Ft
ZONING:	C1 - Commercial (City Centre)
PARKING:	Deisgnated parking area
LEASE PRICE:	\$7.00 PSF/ \$1,226.75 Monthly *For the first year of a long term lease
NNN COST:	\$9.50 PSF / \$1,664.88 Monthly
TOTAL COST:	= \$2,891.63 Monthly

Includes: Building insurance & property taxes

* Tenant is responsible for GST

** Tenant is responsible for all utilities

PROPERTY TOUR



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION / MAP



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RE/MAX
COMMERCIAL
PROPERTIES

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



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