

# FOR LEASE

102, 4820 47TH AVENUE  
RED DEER, AB



**PRICE REDUCED**





## About the Property

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Located at the bustling intersection of 49th Street and 47th Avenue, this main floor office/retail unit offers up to 2,385 SF of versatile space. The unit can be leased as a whole or subdivided into smaller sections depending on business needs. This property features a welcoming reception/lobby area, multiple private offices, a spacious bullpen work area, ample storage rooms, and private washrooms, providing a comprehensive workspace solution.

Each unit comes with two designated parking stalls located at the south end of the property, with options available to rent additional spaces if required. Immediate possession is available, allowing for a swift and seamless transition into this strategic location. Ideal for businesses seeking a prominent and accessible presence in a vibrant commercial district.

### LEGAL DESCRIPTION

Condominium Plan 0921807, Units 1 & 2

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### UNIT SIZES

991 SF - 2,385 SF

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### LOCATION

Downtown

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### ZONING

C1 - Commercial (City Centre) District

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### LEASE RATE

\$8.00 PSF **\$6.00 PSF\***

*Offering 2 months of free base rent on a 3-5 year lease term, with slight annual rent increases.*

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### ADDITIONAL RENT

\$8.00 PSF

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### MONTHLY RENT

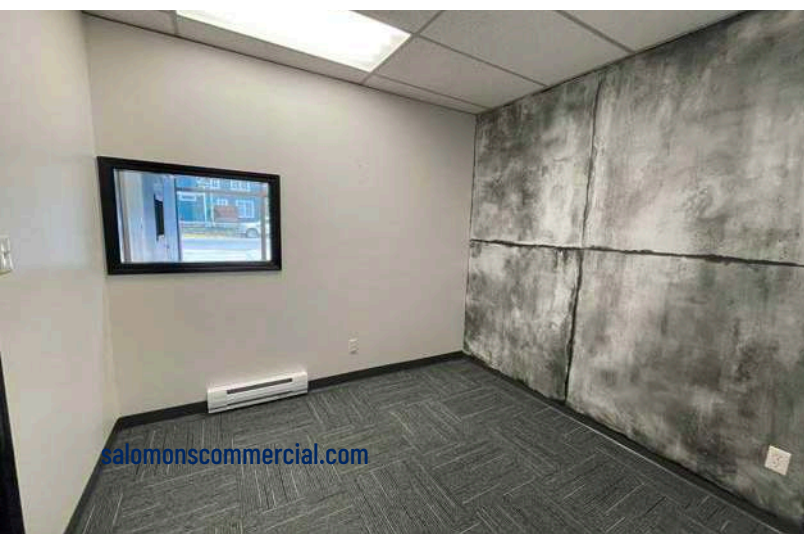
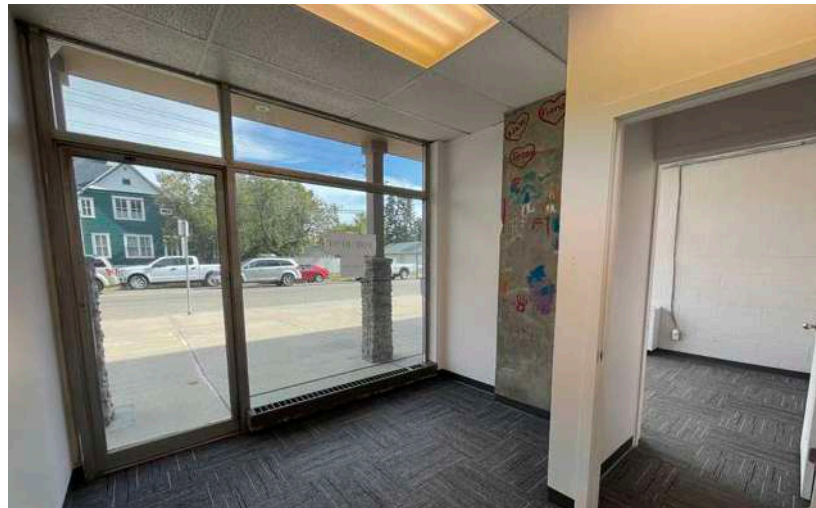
\$1,321.33- \$3,180 + GST

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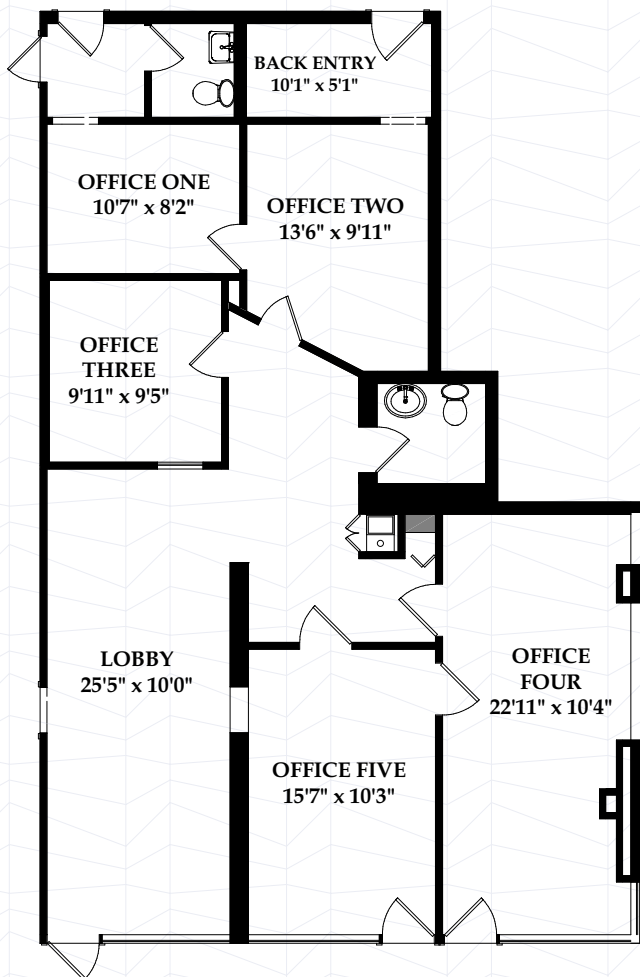
### POSSESSION

Immediately

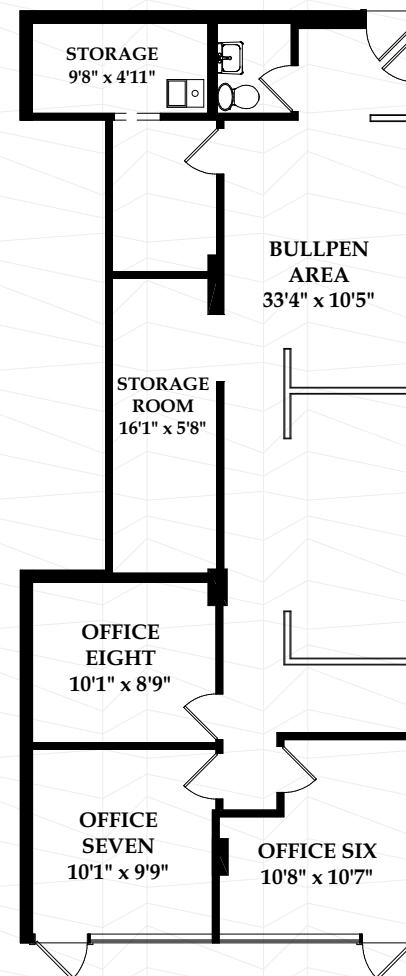




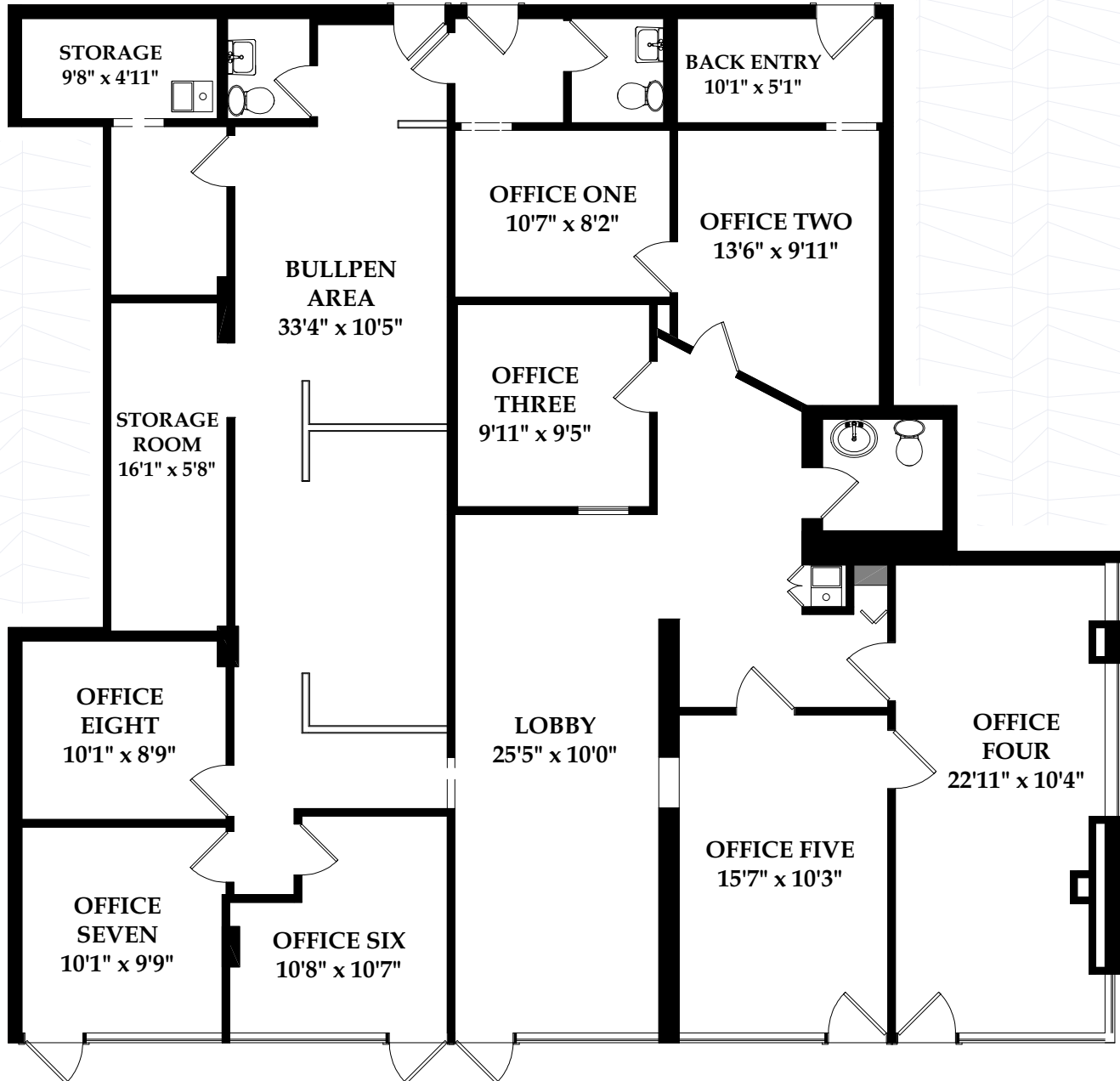
# Unit 1 Option - 1,395 SF



# Unit 2 Option - 991 SF




# Combined Units







 **SUBJECT PROPERTY**

# Central Alberta's Ambassador for Commercial Real Estate



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