

# FOR LEASE

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**4711 51 AVENUE  
RED DEER, AB**



## About the Property

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Available for lease, Unit 106 is a 858 sq. ft. main-floor office unit which features four private offices, a small reception and waiting area, and a flexible storage/file room that can serve as an additional office. Additionally, shared common bathrooms are located right across the hall. Located on a prominent corner along 51st Avenue, this professional building offers high visibility and excellent exposure.

The building has recently undergone extensive redevelopment, with a refreshed exterior, new lease units on the main and second floor, and there are future plans for modernized common areas featuring new flooring, and a newly installed elevator for enhanced accessibility and convenience. On-site parking is available for an additional cost (\$75/month/stall), subject to availability. Conveniently, metered and public parking are also available closeby.

With reputable tenants such as H&R Block, Hearthstone Property Management, and the new Dream Start Daycare, this unit is ideal for businesses seeking a professional, well-maintained setting in a vibrant community. This is a prime opportunity to establish your business in a polished location.

### LEGAL DESCRIPTION

Plan 7920341, Block 8, Lot 23

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### UNIT SIZE

858 SF

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### LOCATION

Downtown Red Deer

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### ZONING

C1 - Commercial (City Centre) District

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### LEASE RATE

\$10.00 PSF

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### ADDITIONAL RENT

\$10.00 PSF

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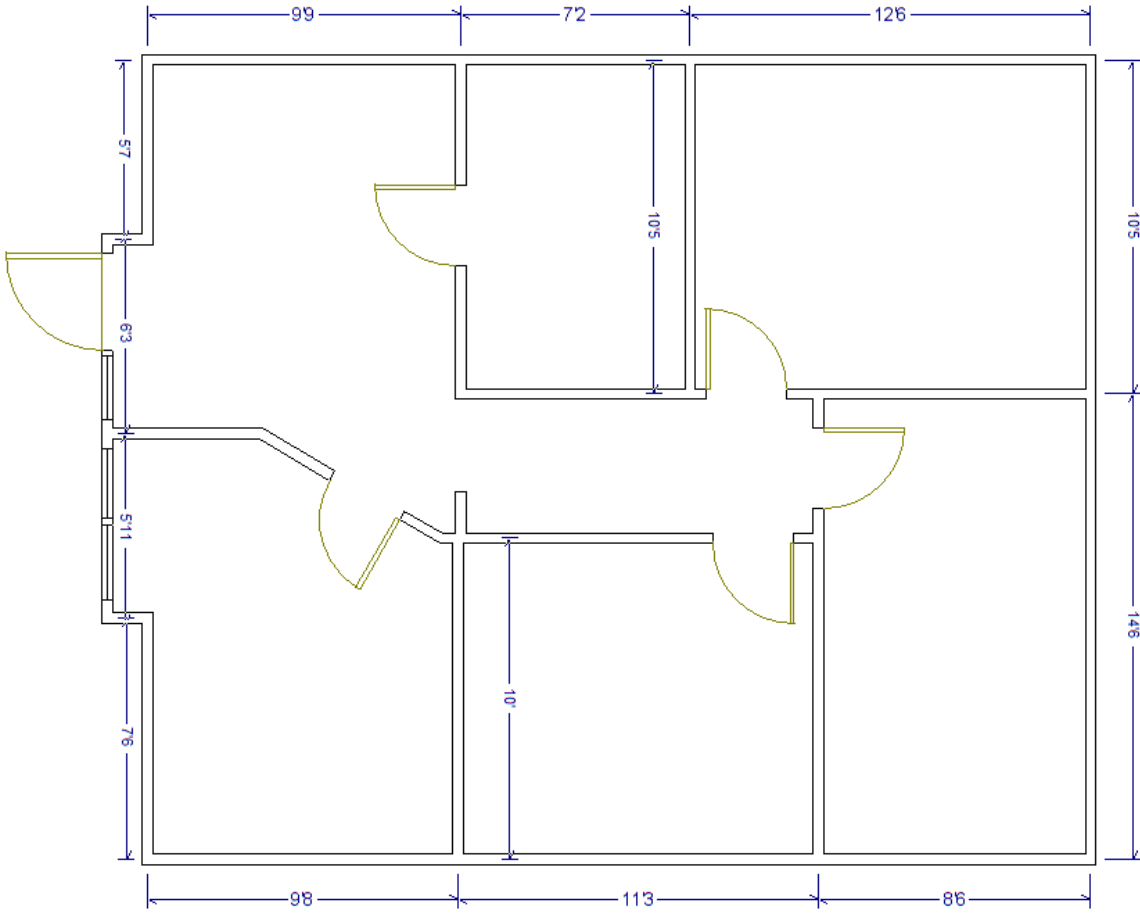
### MONTHLY RENT

\$1,430 + GST

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### POSSESSION

Immediate





# Central Alberta's Ambassador for Commercial Real Estate



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