

# FOR SALE/LEASE

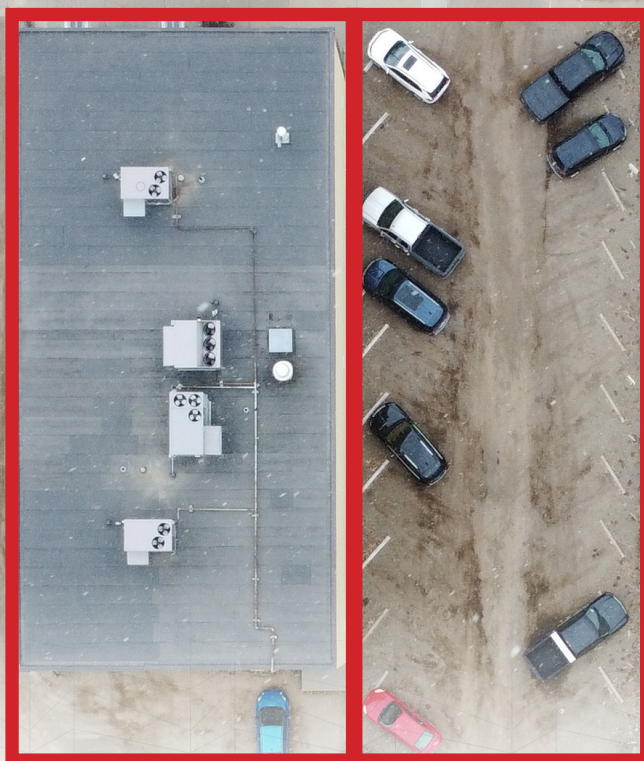
4821 & 4825 47th Street, Red Deer, AB

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## About the Property

Combination of an investment and potential owner/user property, this is the Park Place building, with neighboring parking lot, located in the heart of downtown Red Deer. Situated between 49th and 48th Avenues, Park Place offers a combined 13,338 SF across two floors and a lower level. The parking lot is approximately 6,393 SF with a total of 20 spaces available and generates income monthly.

The first above ground floor (3,922sf rentable) has been occupied by a long-running law firm which has signed until August 31, 2027. A portion of the lower floor (1,502sf rentable) is leased until December 31, 2024. The top floor is now available for lease, as well as the remaining portion of the lower floor, which presents the opportunity for an owner to occupy themselves while collecting revenue from the other tenancies.

Efficient floor plates offer easily customizable options for all business types. Availability includes a full contiguous second floor block up to 4,551 SF and a 2,348 SF built out office suite on the lower floor.

Park Place benefits from the wrap around windows along the north and west side, allowing for natural light to pass through. Common wash-rooms on each floor and have been recently renovated.

Businesses within the immediate vicinity include: Servus Credit Union, Rexall, the new Justice Centre, Sorenson Station, Stantec, and Aspire.

### LEGAL DESCRIPTION

4825 - 47 St (Building): Plan 8120148, Block 24, Lot 18A  
 4821 - 47 St (Parking Lot): Plan K5, Block 24, Lot 16-17

### SITE SIZE

4825 - 47 St (Building) = **6,598 SF** + 4821 - 47 St (Parking) = **6,393 SF**

### BUILDING SIZE

Gross Total = 13,338 SF, Rentable Area = 12,322 SF

### LOCATION

Downtown Red Deer

### ZONING

C1 - Commercial (City Centre) District

### REDUCED SALE PRICE (PROPERTIES MUST BE SOLD TOGETHER)

4825 47th Street:	\$995,000
4821 47th Street:	\$200,000
<b>Total:</b>	<b>\$1,195,000</b>

### POSSESSION

60 Days/Negotiable





### AVAILABLE UNIT SIZES FOR LEASE

Unit 102: 2,348 SF  
Unit 300: 4,551 SF



### LEASE RATE

Unit 102: \$6.00 PSF **\$5.00 PSF Net**  
Unit 300: \$8.00 PSF **\$7.00 PSF Net**

### CAM & TAXES (INCLUDES UTILITIES)

Currently estimated at \$7.37/sf

### PROPERTY TAXES

4825 - 47th Street: \$17,914.47 (2024)  
4821 - 47th Street: \$4,504.82 (2024)

### FLOOR RENTABLE AREAS (TOTAL 12,322 SF)

Lower Floor: **3,850 SF** (Unit 100: Leased; Unit 102 (2,348 SF): Available)  
Main Floor: **3,922 SF** (Leased)  
Second Floor: **4,551 SF** (Available)

### YEAR BUILT

1980

## | Parking

- › Stalls are leased for \$50/stall/month, pending availability
- › Additional street parking available if needed



## Main Floor

### RENTABLE AREA

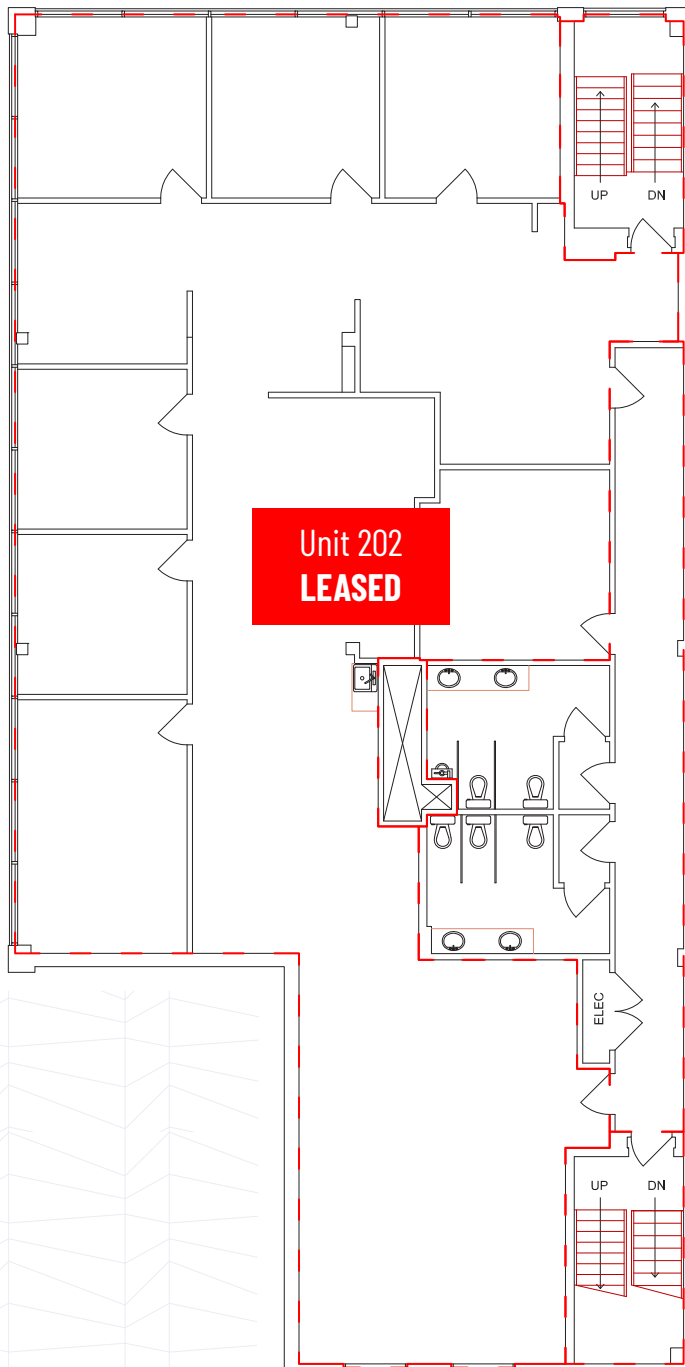
3,922 SF

### USABLE AREA

3,259 SF

### STATUS

Unit 202: Leased (Lease expiring August 31, 2027)





## Second Floor

### RENTABLE AREA

4,551 SF

### USABLE AREA

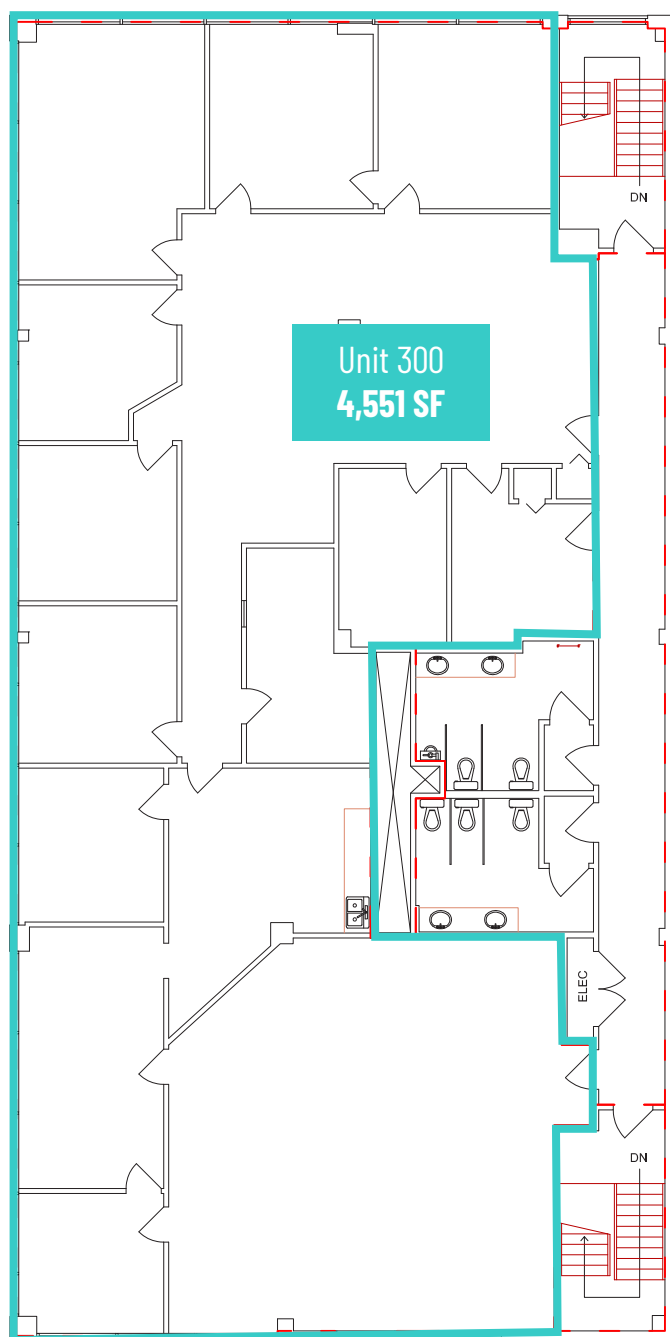
3,850 SF

### ASKING NET RENTAL RATE

Unit 300: \$7.00 PSF *based on rentable area*

### TOTAL RENT

Unit 300: \$5,449.82/month plus GST



## Lower Floor

### RENTABLE AREA

2,348 SF

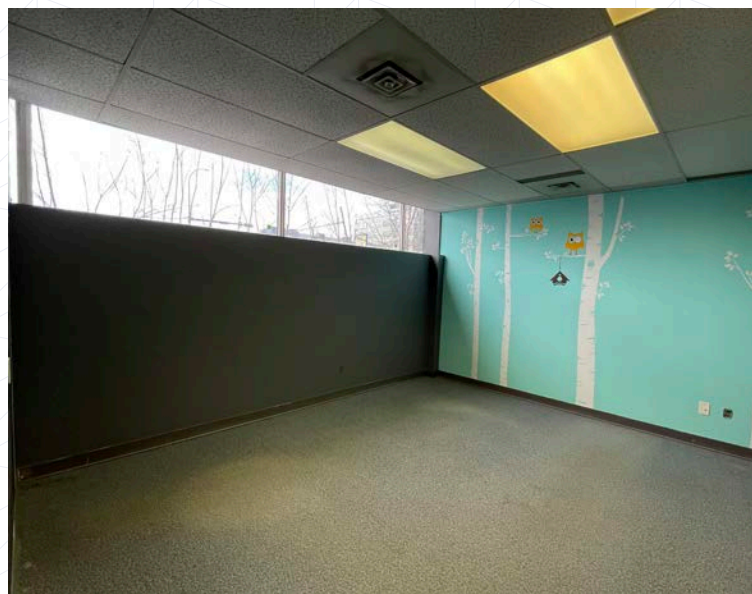
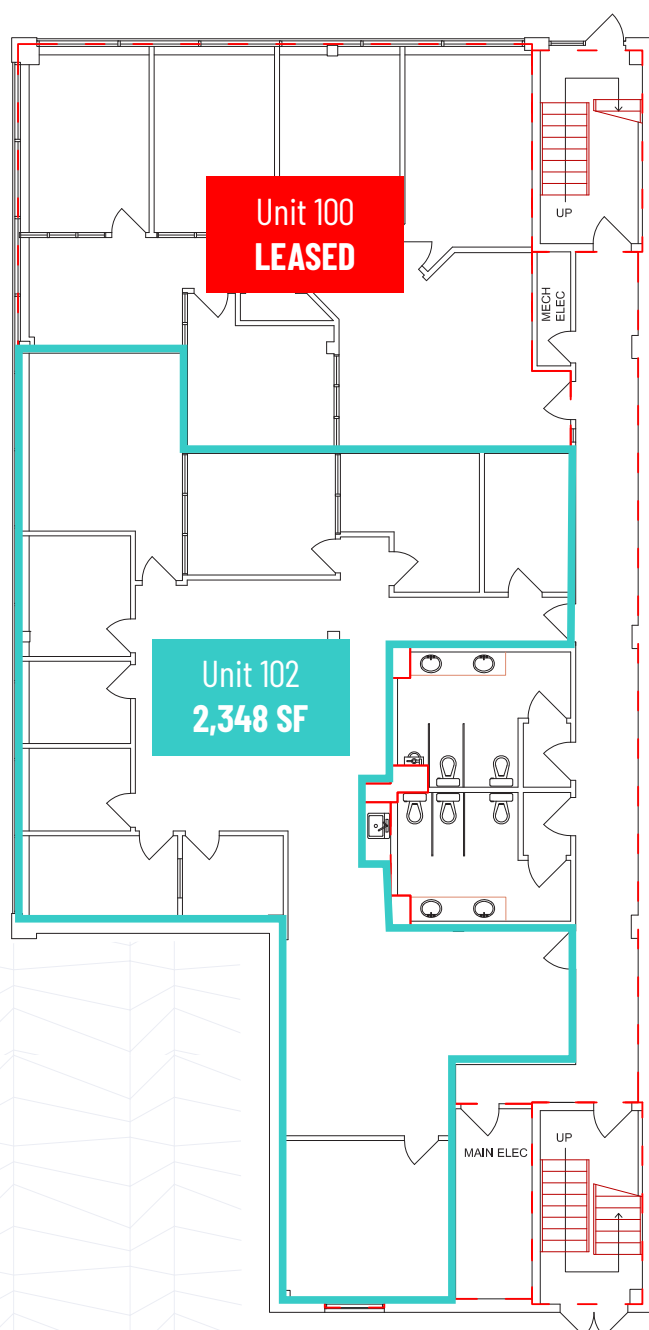
### ASKING NET RENTAL RATE

Unit 102 (2,348 SF): \$5.00 PSF based on rentable area

### TOTAL RENT

Unit 100: Leased

Unit 102: \$2,420.40/month plus GST







# Central Alberta's Ambassador for Commercial Real Estate



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