



# FOR LEASE

4909 50 Street, Red Deer, AB



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## ABOUT THE PROPERTY

Built in 1950, this historical building was previously owned by the federal government and is now seeking leasing opportunities. Located in the core of downtown Red Deer on the desirable corner of Ross and 49th Avenue, directly across from City Hall.

Building features (3) floors with an open floor plan ready for configuration. Offices boast high ceilings and windows that wrap around the building allowing for natural light to pass through. Current availabilities will allow for a full floor opportunity, perfect for businesses looking for a larger footprint. Parking on site is available, additional parking directly adjacent to the building, City parking lot P4, and a block south at the Sorenson Station parkade.

In proximity to City Hall, Stantec, Sorenson Station, the new Courthouse Building, Warren Sinclair, Provincial Court, and RBC Royal Bank.

## DETAILS



### Location

Central Downtown



### Legal Description

Plan H, Block 19, Lots 17 - 25



### Zoning

C1 - City Centre District



### Unit Sizes

Up to 22,604 SF



### Lease Rate

Market



### Possession

Negotiable

## LOCATION



Floor	Rentable Area (SF)	Building Area (SF)	Lease Rate	Available
Main	10,764	10,178	Market	Negotiable
Second	-	-	-	LEASED
Basement	11,840	6,906	Market	Negotiable
<b>Total</b>	<b>22,604</b>	<b>17,084</b>		

## 1st Floor



## Basement



## 2nd Floor











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