

PROFESSIONAL OFFICE SPACE

FOR LEASE

#101 4320 50 AVE, RED DEER



LOCATION:

Downtown Red Deer



LEASE AREA:

4,633 Sq Ft



ZONING:

C1-Commercial



LEASE RATE:

\$20.00 Per SF

PRESENTED BY

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THE PROPERTY

4320 50 AVENUE, #101

PROFESSIONAL OFFICE SPACE AVAILABLE

FOR LEASE - Unit 101 is 4,633 Rentable SF (3,893 usable SF) and is located in the well maintained Creekside professional Centre. Prime location along Gaetz Avenue. This space includes:

- » Large reception / waiting area
- » Seven offices all with windows
- » Large boardroom
- » Kitchen / staff lunchroom
- » Back entrance with staff lockers
- » Additional space for more desks
- » Copy area / filing station
- » Two in unit washrooms
- » Built in vacuum system
- » Ample paved parking for staff & clients
- » Close to Red Deer Regional Hospital, Tim Horton's and Freshco
- » Zoning = C1 Commercial City Centre

Operating cost is estimated at \$13.25 per square feet for the 2024 year.



PROPERTY DETAILS



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MUNICIPAL:	4320 50 Ave Red Deer, AB
LEGAL LAND DESCRIPTION:	Plan 7821516, Block 6, Lot 17C
SIZE & FLOORS:	Total size of available unit: Rentable SF = 4,633 SF Usable = 3,893 SF
ZONING:	C1 - Commercial
SINAGE:	Available on pylon at \$50/Month
PARKING:	Additional charge for designated stalls

FOR LEASE

LEASE PRICE:	\$20.00 Per SF / \$7,721.67 Monthly
NNN COST:	\$13.25 Per SF / \$5,115.60 Monthly
TOTAL:	= \$12,837.27 Monthly

*Tenant is responsible utilities
** Tenant is responsible for GST



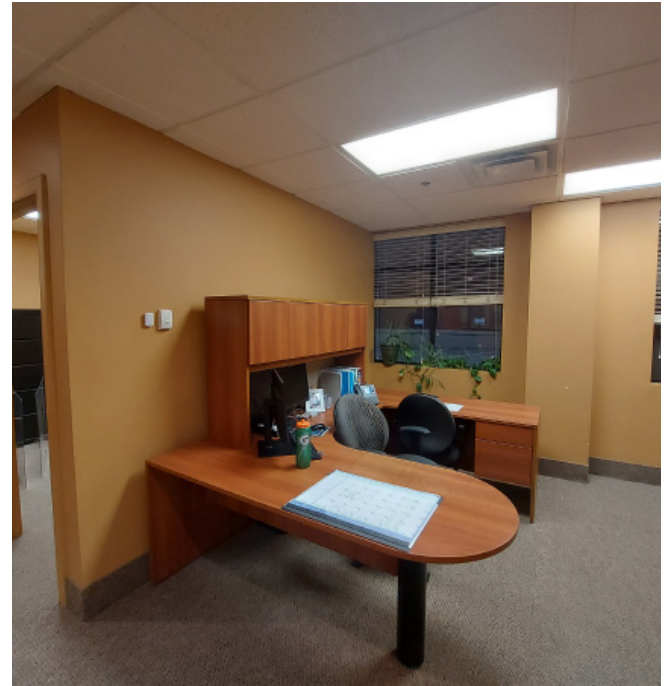
PROPERTY FLOOR PLANS

MAIN FLOOR

- 7 Offices with windows
- Reception and waiting area
- Kitchen / lunch room
- Large boardroom
- 2x washrooms
- Copy / filing area
- Additional space for desks



MAIN FLOOR PHOTOS



LOCATION / MAP



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

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



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