



*WE ARE*  
**COMMERCIAL**

**FOR LEASE**

4901 48 STREET, RED DEER



**DOWNTOWN OFFICE BUILDING**  
**MARKET RATES**  
5th Floor Office Space Available

**PRESENTED BY**

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# THE PROPERTY

4901 48 STREET

## Downtown Building

Professional office space in excellent location downtown Red Deer. 6-storey office tower located the corner of Gaetz Avenue and 48th Street

Leasable office available include:

4,407 SF on the 5th floor

- Space includes reception area, multiple offices, large hallway with room for desks, and boardroom
- Landlord would also consider leasing the adjoining 2,650 SF space on the 5th floor for qualified tenants (Space includes multiple offices and open space)

Additional storage space available in the basement for an additional cost

- 253 SF available for \$126.50 per month
- Surface parking stalls available for an additional cost

Operating costs are estimated at \$9.55/SF for 2021





# 5TH FLOOR

## Property Details



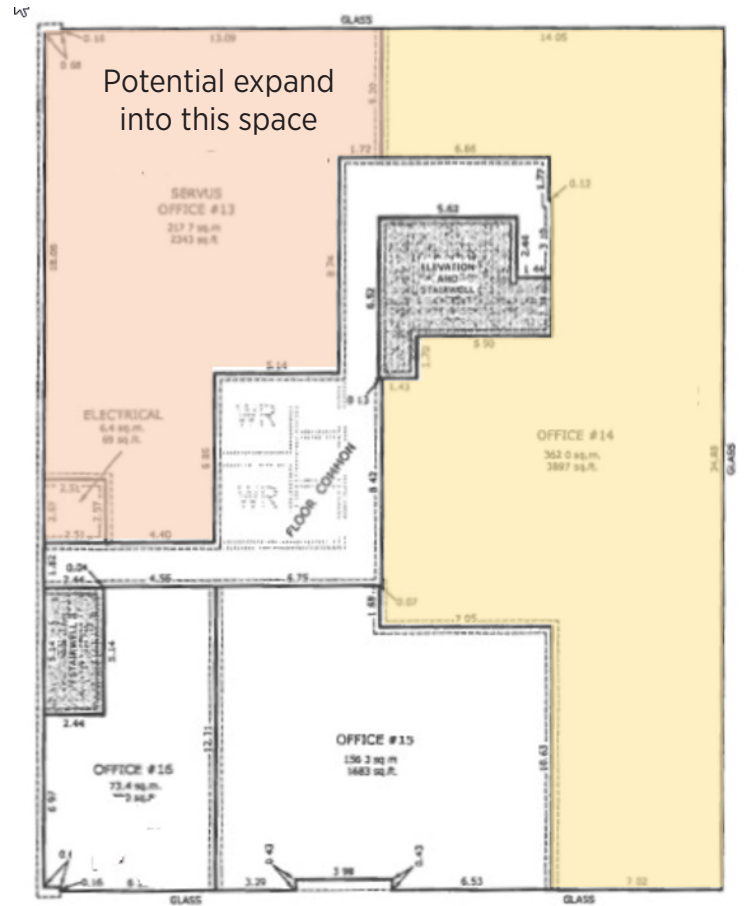
SQ FEET: **4,407**



LOCATION: **Fifth Floor  
East Side**



DETAILS: **Large open hall  
Reception area  
lots of windows**



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



**INDUSTRIAL \* RETAIL \* LAND \* MULTI FAMILY \* INVESTMENTS \* OFFICE**

**YOUR RE/MAX COMMERCIAL TEAM**

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