

RIVER VALLEY PLACE
FOR LEASE

Bay 9, 4801 51 AVENUE, RED DEER



LOCATION:

Downtown
Red Deer



LEASE AREA:

1,510
Square Feet



ZONING:

C1 - Commercial
City Centre



LEASE RATE:

\$15.00 Per SF
\$8.79 Per SF - NNN

PRESENTED BY

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THE PROPERTY

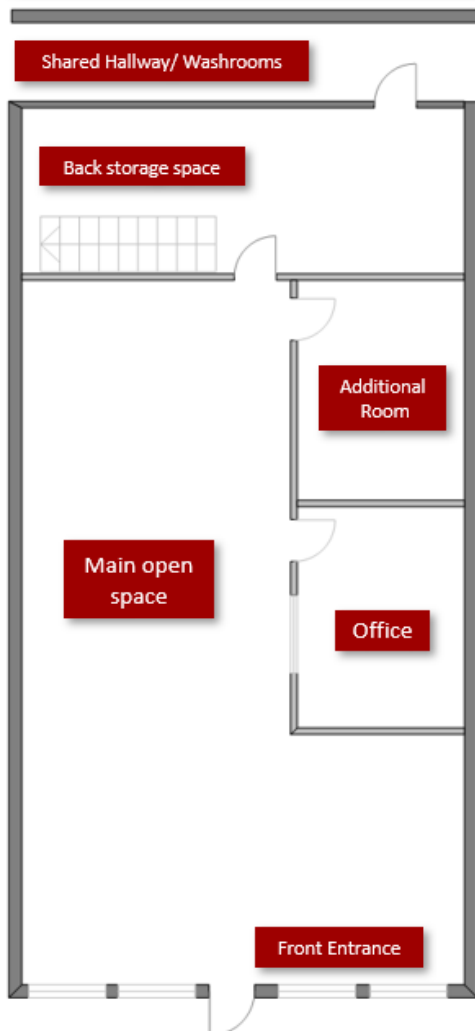
4801 51 AVENUE, BAY 9

Riverside Valley Place

Located in the heart of Downtown Red Deer in Riverside Valley Place. This 1,510 SF unit is perfect for retail or office use and includes:

- **Large front windows**
- **Bright open space**
- **Shared washrooms**
- **3x Additional room**
- **Pylon signage with full exposure to 51 Ave available** (Additional charges)
- **Good parking on the property for customers only, on street parking is available, plus plenty of public parking facilities nearby.**

Pylon signage with exposure to 51 Ave is available for \$55.00/ month, plus GST. Additional rent is estimated at \$9.15 PSF for the 2023 budget year.



RE/MAX
COMMERCIAL
PROPERTIES



403.986.7777

WWW.REDDEERCOMMERCIAL.COM

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PROPERTY DETAILS / AMENITIES

PROPERTY DETAILS

MUNICIPAL:	Bay 9, 4801 51 Ave, Red Deer
LEGAL LAND DESCRIPTION:	Plan: H, Block: 9, Lots 1-4
TOTAL AREA:	± 1,510 Sq Ft
ZONING:	C1 - Commercial City Centre
YEAR BUILT:	1951
PARKING:	Paved shared & street
LEASE PRICE:	\$15.00 Per SF / \$1,887.50 Monthly
NNN COST:	\$9.15 Per SF / \$1,151.38 Monthly
TOTAL COST:	= \$3,038.88 Monthly

Includes: Building insurance & property taxes

* Tenant is responsible for GST

** Tenant is responsible for all utilities

PROPERTY TOUR

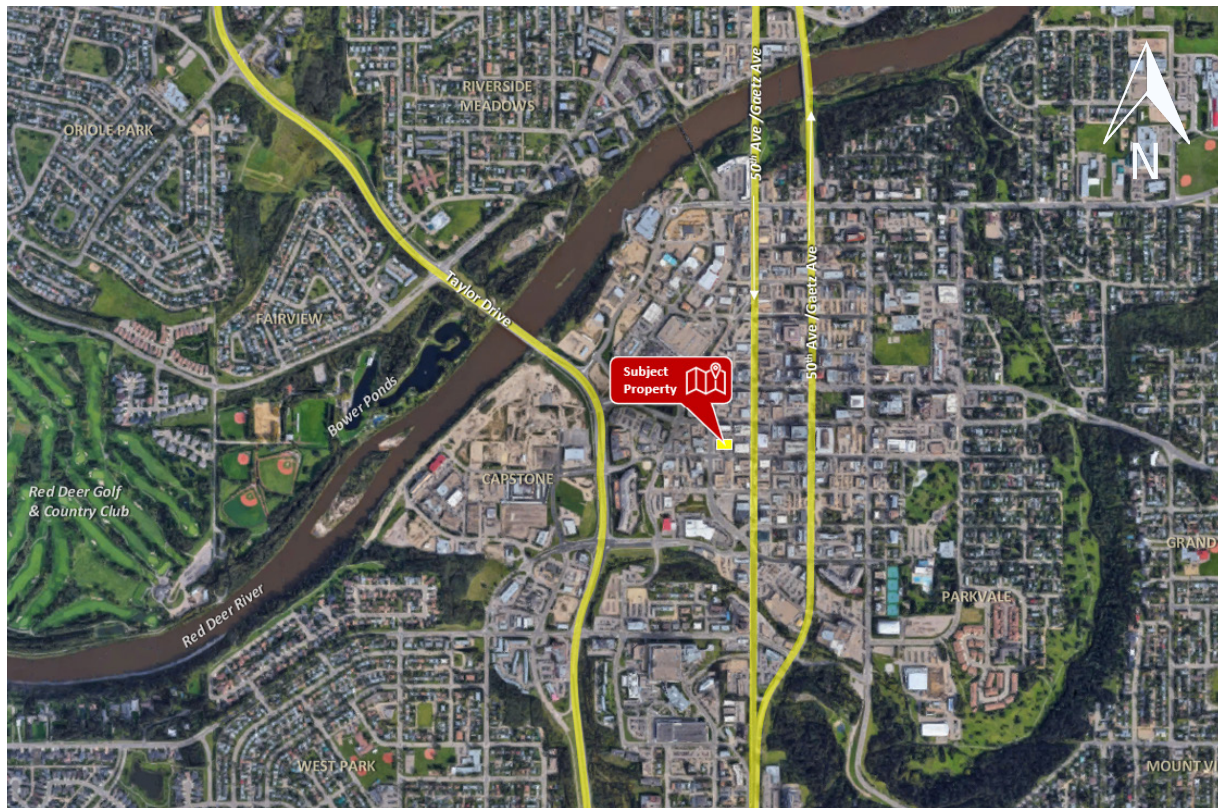


PROPERTY PHOTOS / DETAILS



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

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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