

FOR LEASE

209 4815 GAETZ AVENUE, RED DEER



LOCATION:

Downtown
Red Deer



LEASE AREA:

2,366
Square Feet



ZONING:

C1 - Commercial
City Centre



LEASE RATE:

\$7.00 Per SF
\$3.56 Per SF - NNN

PRESENTED BY

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THE PROPERTY

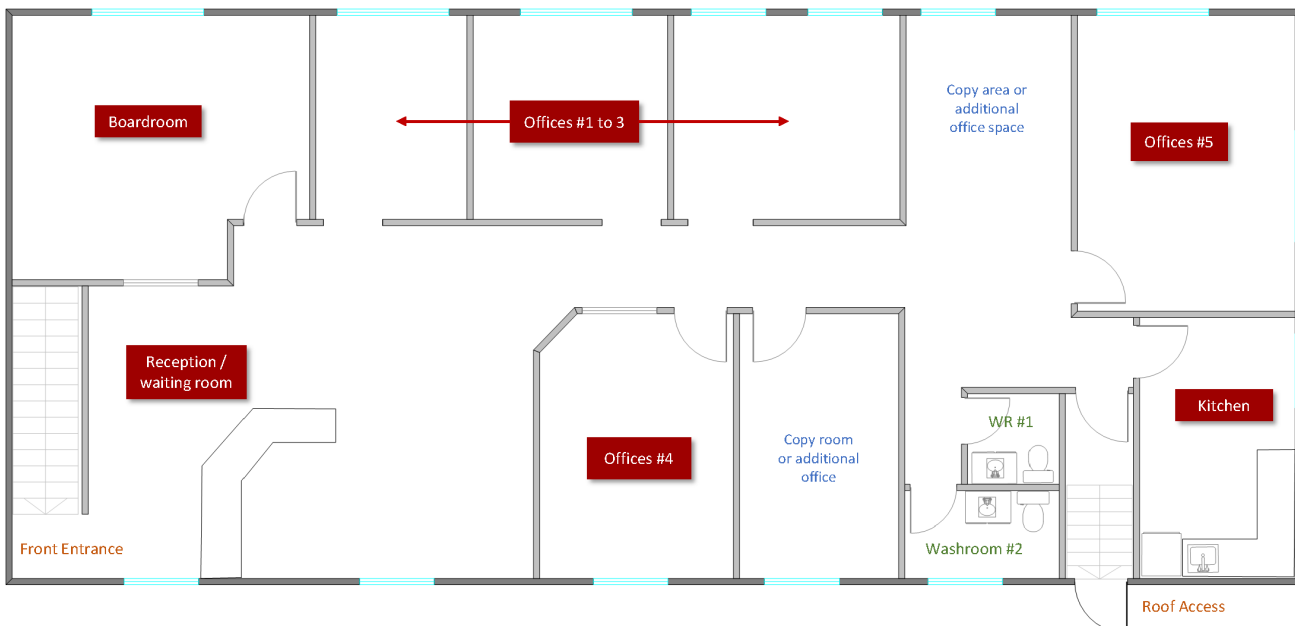
209, 4815 GAETZ AVENUE

Downtown Red Deer

2,366 SF professionally finished second floor unit located in the heart of Downtown Red Deer. This unit includes:

- A reception area
- 5x offices
- 2x washrooms
- A storage room
- A boardroom
- A lunchroom with a kitchenette
- There is no parking available on site, however, there is ample street parking available around the building and public parking lots available nearby

Lease rate is for the first year of a long-term lease to a qualified tenant. Additional rent is estimated at \$6.10 per sq ft per annum for the 2023 budget year.



PROPERTY DETAILS / AMENITIES

PROPERTY DETAILS

MUNICIPAL:	209, 4815 Gaetz Ave, Red Deer
LEGAL LAND DESCRIPTION:	Condo Plan: 9926656 Block: 2
TOTAL AREA:	± 2,366 Sq Ft
ZONING:	C1 - Commercial City Centre
YEAR BUILT:	1976
PARKING:	Ample street parking & public lots
LEASE PRICE:	\$7.00 PSF/ \$1,380.17 Monthly * Based on a qualified long term tenant
NNN COST:	\$3.56 PSF / \$701.91 Monthly
TOTAL COST:	= \$2,082.07 Monthly

Includes: Building insurance & property taxes

* Tenant is responsible for GST

** Tenant is responsible for all utilities

PROPERTY TOUR

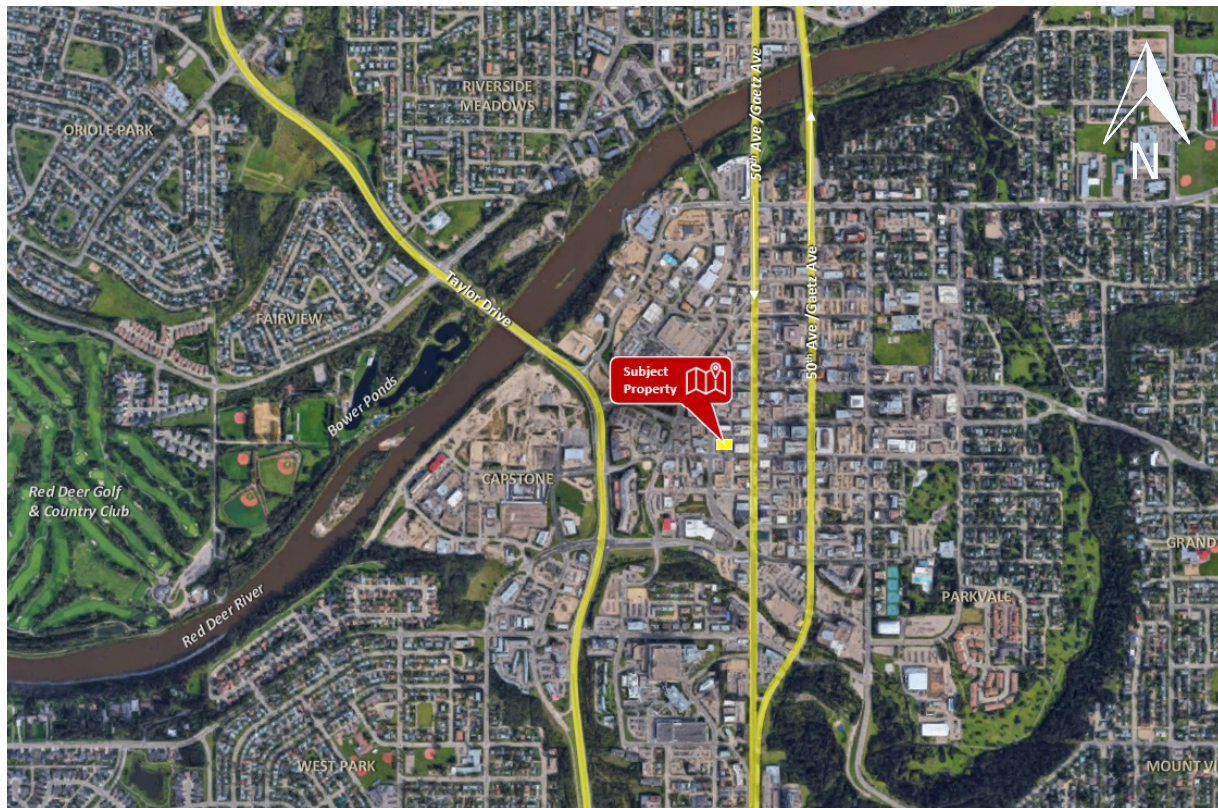


PROPERTY PHOTOS



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

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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