

# \$7 - 209, 4815 50 Avenue, Red Deer

MLS® #A2042958

**\$7**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

This professionally finished second floor office, located in the heart of Downtown, offers 2,366 SF of space with a reception area, four offices, a lunch room with kitchenette, a boardroom, a storage room, and two washrooms. The space features a large skylight and windows that bring in plenty of natural light. 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 \$3.56 per square foot, per annum, for the 2024 budget year.

Built in 1976

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2042958   |
| Price      | \$7        |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1976       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 209, 4815 50 Avenue |
| Subdivision | Downtown Red Deer   |



|             |          |
|-------------|----------|
| City        | Red Deer |
| County      | Red Deer |
| Province    | Alberta  |
| Postal Code | T4N 4A5  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2023 |
| Days on Market | 852              |
| Zoning         | C-1              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

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