

FOR LEASE

4730 ROSS STREET
RED DEER, AB





4730 Ross Street

About the Property

Located on one of Red Deer's busiest corridors, this 2,300 SF office space offers a highly visible and accessible location on Ross Street, a key arterial road with strong vehicle and foot traffic. The space is designed to support a variety of professional or business office uses under C1 zoning.

Inside, the layout includes a welcoming open reception and waiting area, multiple generously sized private offices, a versatile file room or bullpen space, a kitchenette, and a private washroom. A separate rear entrance provides convenient access for staff, leading to three designated parking stalls at the back of the building.

This location offers a strong presence in the downtown core, ideal for tenants seeking exposure and functionality. Surrounded by amenities and easily accessible by clients and employees alike. Possession is negotiable. A rare opportunity to lease office space in a central, high-traffic location.

LEGAL DESCRIPTION

Plan 1822336, Block 37, Lot 6

UNIT SIZE

2,300 SF

LOCATION

Downtown

ZONING

C1 - Commercial (City Centre) District

GROSS LEASE RATE

\$15.00 PSF

MONTHLY RENT

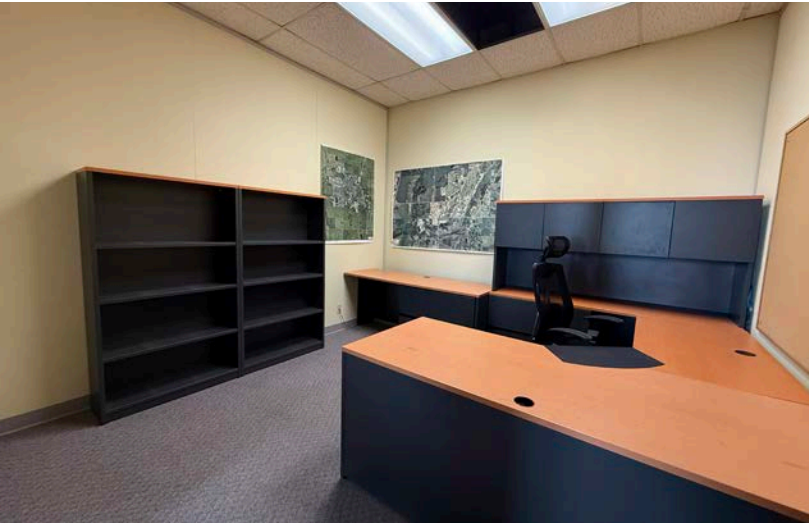
\$2,875 + GST

POSSESSION

Negotiable



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