

MULTIPLE UNITS AVAILABLE
FOR LEASE

4709 - 4719 49 Avenue, Red Deer



LOCATION:

Downtown
Red Deer



LEASE AREA:

±1,825 SF, ±913 SF &
±9,537 Sq Ft



ZONING:

C-1 City
Centre Zoning



LEASE RATE:

\$10.00 Per SF
\$3.95 NNN

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THE PROPERTY

4709 TO 4719 49 AVENUE

THREE UNITS FOR LEASE

Available for Lease – Three units are currently available in this multi-tenant commercial building located Downtown Red Deer. One unit is $\pm 9,537$ SF, another unit is $\pm 1,825$ SF and one is ± 913 SF. Details of this property include:

- » **Surrounded by established businesses & amenities:**
 - The New Courthouse
 - Red Deer City Hall
 - Ross Street Patio
- » **Close to public transit station**
- » **Washrooms and office space in both units**
- » **Back paved parking lot for clients and staff**
- » **Great location with high exposure and easy access to Highway 2A**

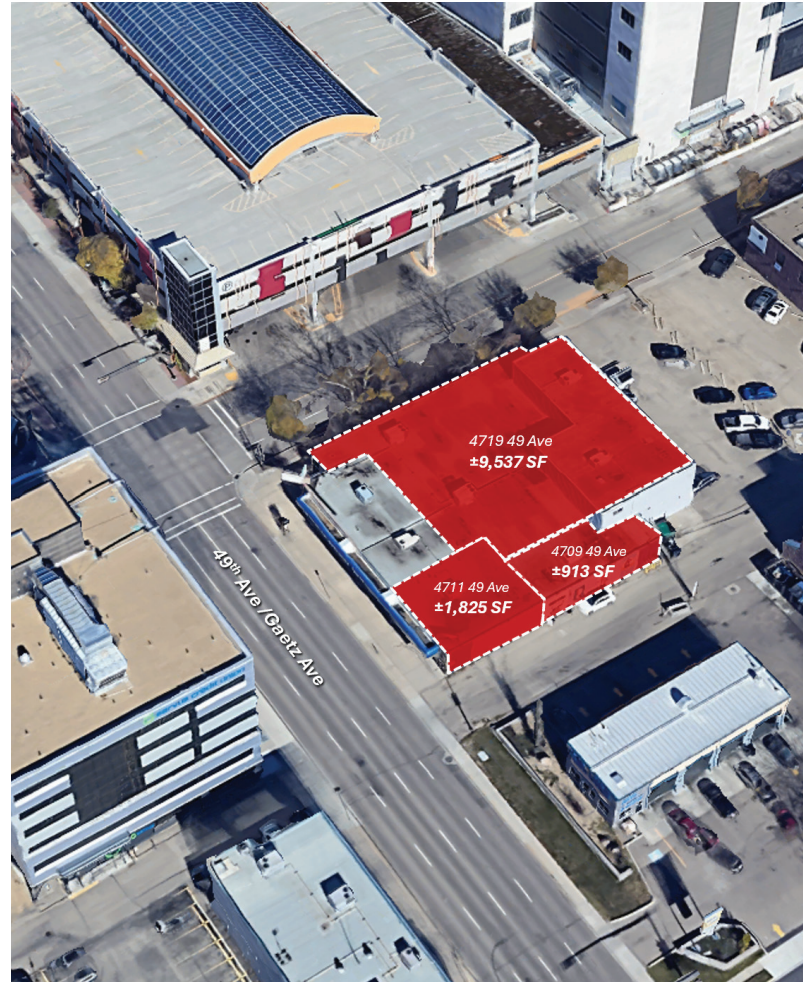
This property is available for lease starting at \$10.00 per square feet and has an estimated \$3.95 per square foot additional rent for the 2025 budget year.



PROPERTY DETAILS/ SITE PLAN

PROPERTY DETAILS

MUNICIPAL:	4709 - 4719 49 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 5259NY, Block: 25 Lot: A
TOTAL SIZE:	Size of units available 4719 49 Ave = ±9,537 SF 4711 49 Ave = ±1,825 SF 4709 49 Ave = ±913 SF
YEAR BUILT:	1967
ZONING:	C1- City Centre
PARKING:	East paved parking lot



FINANCIAL DETAILS

LEASE PRICE:	\$10.00 Per SF
TAXES:	\$3.95 Per SF

*Plus GST



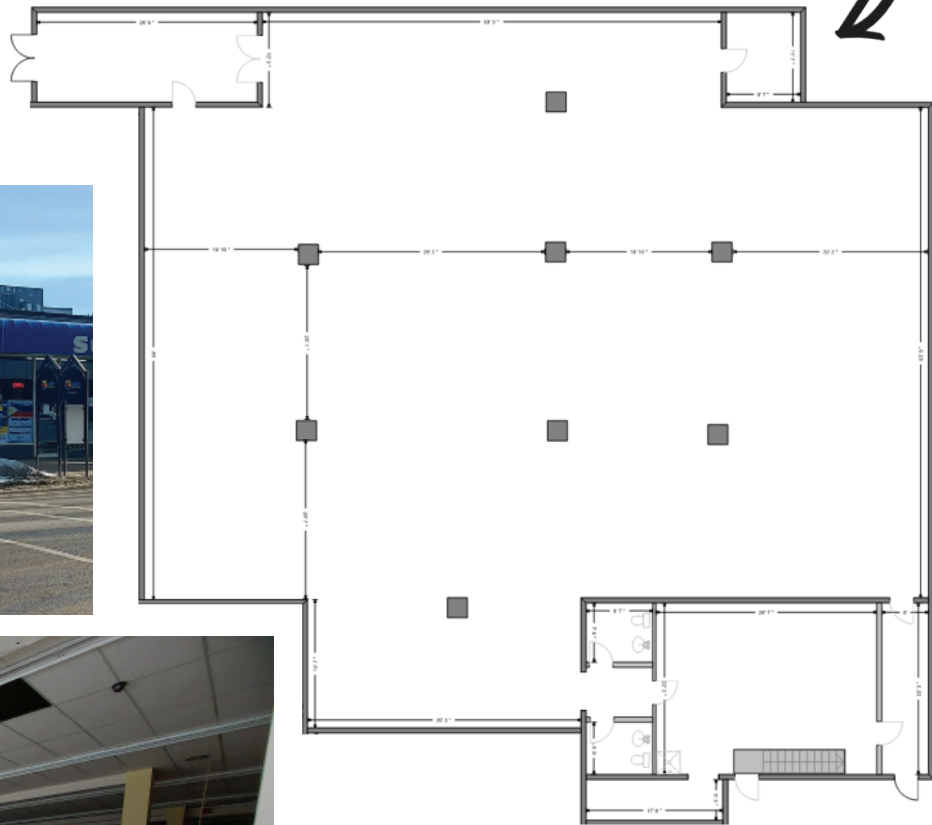
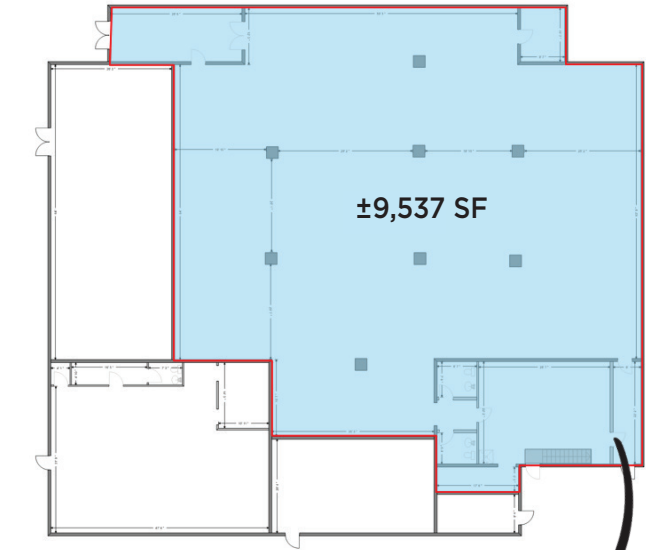
4719 49 AVENUE DETAILS

4719 49 Avenue - ± 9,537 SF

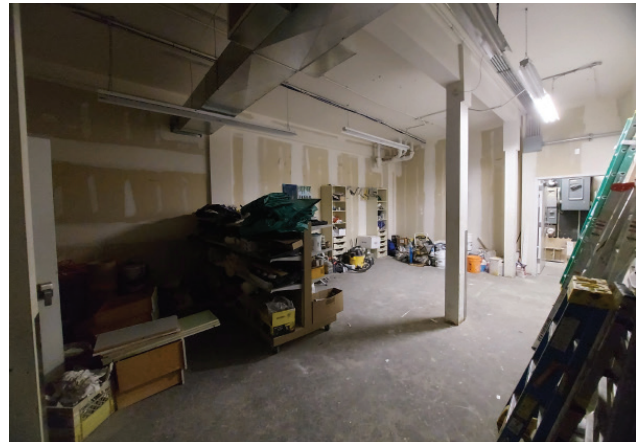
FEATURES

- » Wide open space with tons of natural lighting
- » One front office
- » Two washrooms in the back
- » Large back room with ample storage
- » Full paved parking lot in back for staff and clients

PROPERTY TOUR 



4719 49 AVENUE PHOTOS

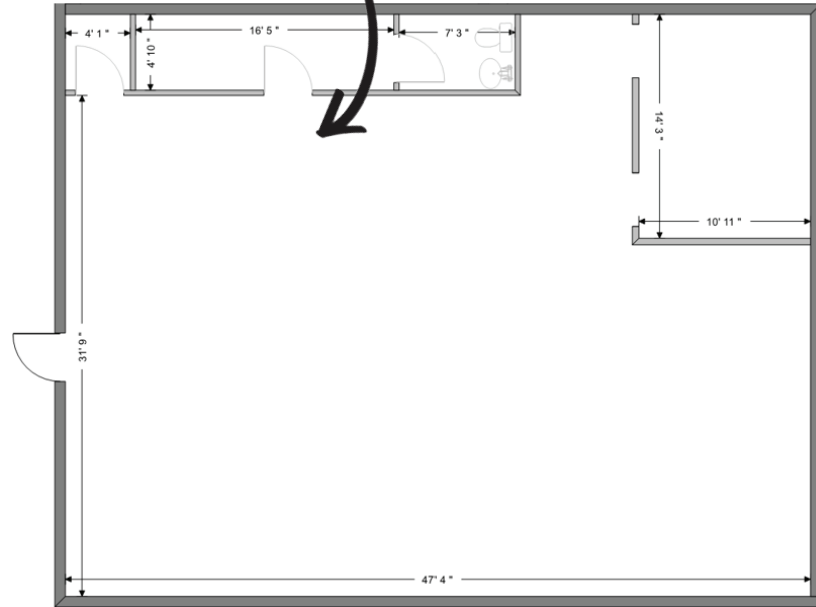
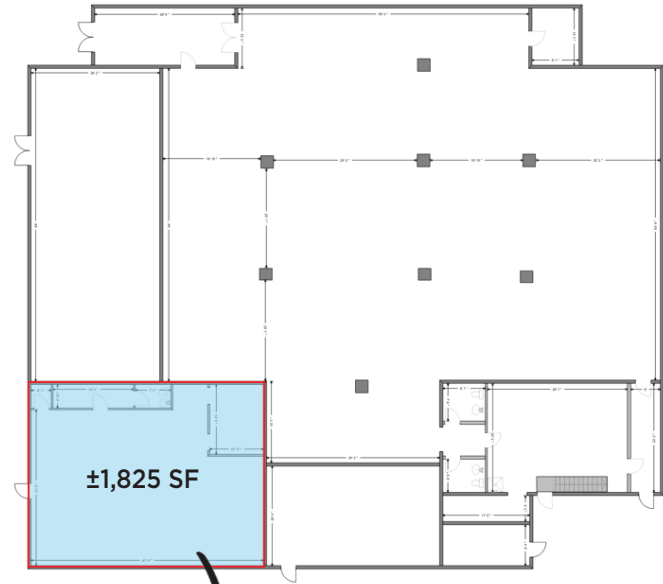


4711 49 AVENUE DETAILS

4711 49 Avenue - 1,825 SF FEATURES

- » Wide open main space
- » One large back office
- » Additional room with washroom
- » High visibility right on Gaetz Avenue
- » Paved parking lot in back of building

PROPERTY TOUR 



4711 49 AVENUE PHOTOS

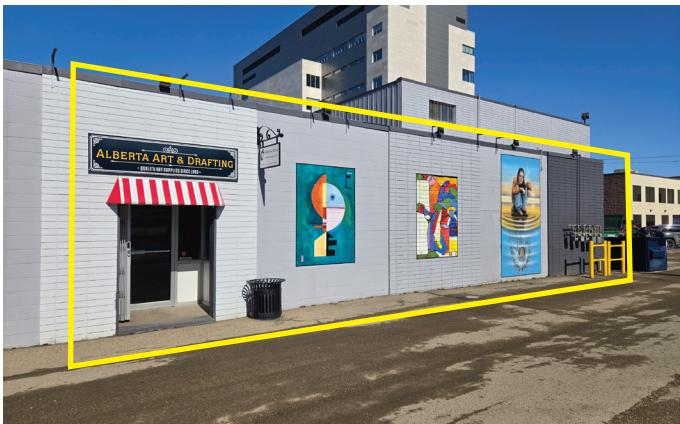
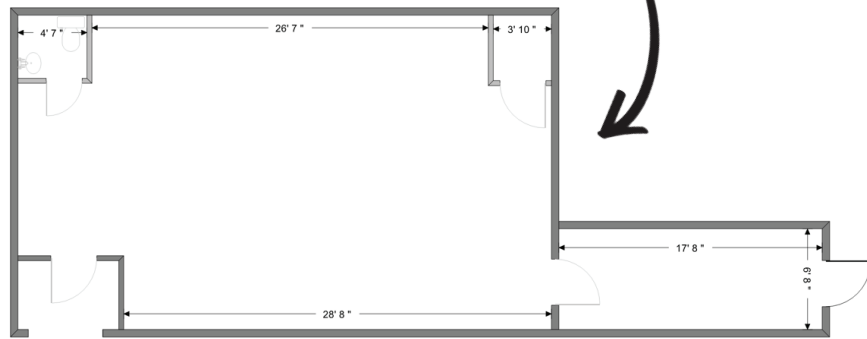
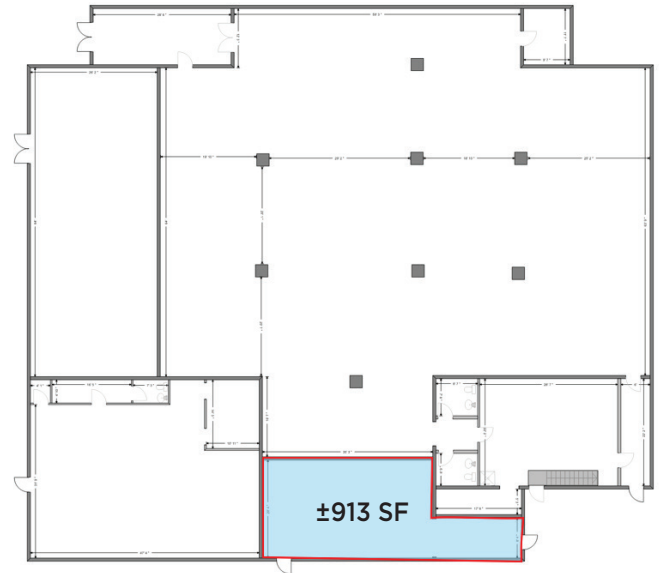


4709 49 AVENUE DETAILS

4709 49 Avenue - 913 SF FEATURES

- » Wide open main space
- » back storage area with separate entrance
- » One washroom & additional small closet
- » High visibility right on Gaetz Avenue
- » Paved parking lot in back of building

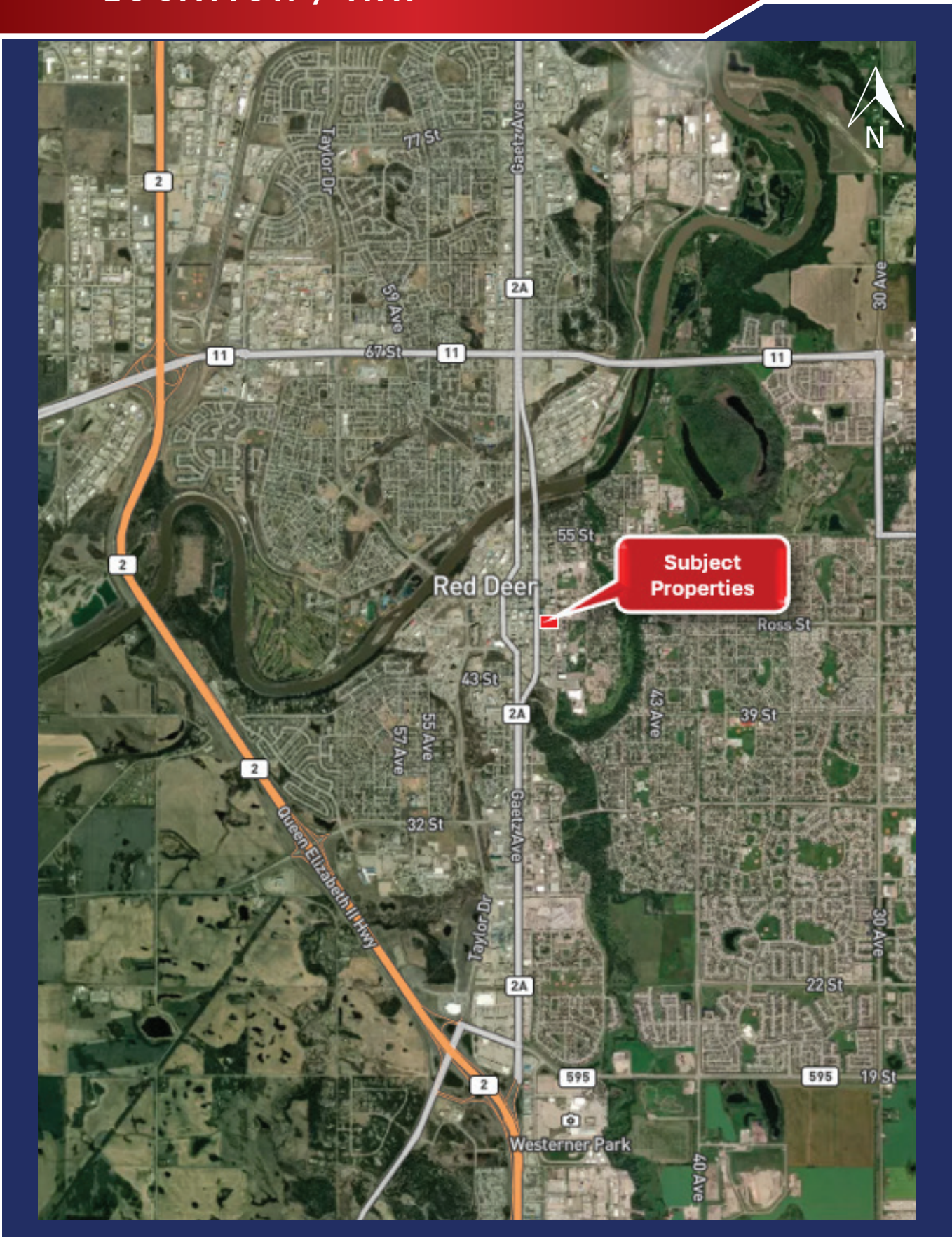
PROPERTY TOUR



4709 49 AVENUE PHOTOS



LOCATION / MAP



403.986.7777

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COMMERCIAL
PROPERTIES

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