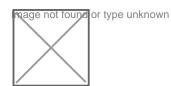


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OTHER, PROFESSIONAL/OFFICE, RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 18373

MLS ID: A1133879

\$19



- A JEREMY MAKILA
- **(403)** 373-7333
- □ RE/MAX Commercial Properties
- **403-986-7777**
- 🛍 103, 4911 51 Street , Red Deer , Alberta T4N 6V4

Transaction Type

For Lease

Lease Amount

19.00

Subdivision

Downtown Red Deer

Property Type Commercial

Building Area (Sq. Ft.)

9500.00

Reports

Other Documents

Title

Fee Simple

Lease Frequency

Annually

Year Built 1988

Property Sub TypeOffice

Building Area (Sq. M.)

882.57

Days On Market

1128

Zoning

C1

Structure Type

High Rise (5 stories)

Legal Plan

9923373

Restrictions

None Known

Exceptionally clean, well cared for, professionally managed, secured six story office building located in the heart of downtown Red Deer, one block north of Ross Street on the corner of 51st. The available spaces include the main floor at 6,827.63 +/- SF at \$19.00 per SF, which includes the space previously housing a bank; second floor at 6,048 SF @\$14 per SF; third floor 2,238 +/- SF at \$14.00 per SF; fourth floor 9,500 +/- at \$14.00 per SF; and fifth floor 1,900 SF at \$14.00 per SF. Operating costs for the 2021 year were \$9.84 per SF which includes utilities and security. Restrictive covenant in place, please see Realtors remarks. Underground parking stalls are available at a rate of \$150 per month, surface parking stalls available at a rate of \$125.00 per month.

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