ADVANTAGE COMMERCIAL
Century 21

Team Kemshead, Williamson, Perry & Associates

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FOR LEASE – MPE Centre

Downtown Red Deer

@ mike@advantagecommercial.ca

403-346-6655

Century Centre, #203, 4807 – 50th Avenue
Red Deer, Alberta, T4N 4A5

www.commerciallandsales.com

Advantage – Commercial is a Division of Century 21 - Advantage

ADVANTAGE COMMERCIAL Century 21

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LEASE OPPORTUNITY

Team Kemshead, Williamson, Perry & Associates

ADVANTAGE COMMERCIAL Century 21 Advantage

Century Centre
203, 4807- 50 Avenue
Red Deer, AB T4N 4A5
Phone: 403-346-6655
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OFFICE PROPERTY FOR LEASE

(INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED AS SO.)

CODE:	**MPE Centre**	ADDRESS:	**102, 4702 – 49 Avenue**				
ZONING:	**C-1**	LOT:	**26 & 27**	BLOCK:	**20**	PLAN:	**K**
SQ. FT.:	**1,550***	DIMENSIONS:	**Irregular**	UTILITIES:	**Included**		
NO. OF OFFICES:	**2**	WASHROOMS:	**Yes (Common)**	WINDOWS:	**Yes**		
ELEVATOR:	**No**	PARKING:	**No**				
BASE RATE/SQ. FT.:	**$4.00**	BASE RENT/MTH:	**$516.67**				
EST. NNN/SQ. FT.	**$8.67**	EST. NNN/MTH:	**$1,119.88**				
LSE TYPE (NNN/G):	**NNN**	TOTAL/MTH:	**$1,636.55**				
KEYS:	**See Mike**	AVAILABLE:	**Immediate**				

NOTES

LOW LEASE RATE! Mainly open lower level office space located in a building on the corner of 49 Ave and 47 Street, directly south of Parkland Square. Building is highly visible to the northbound traffic on 49 Ave.

***Rentable square footage is approx 1,550sf, note this includes a markup for proportionate share of the common washrooms on the lower level.**

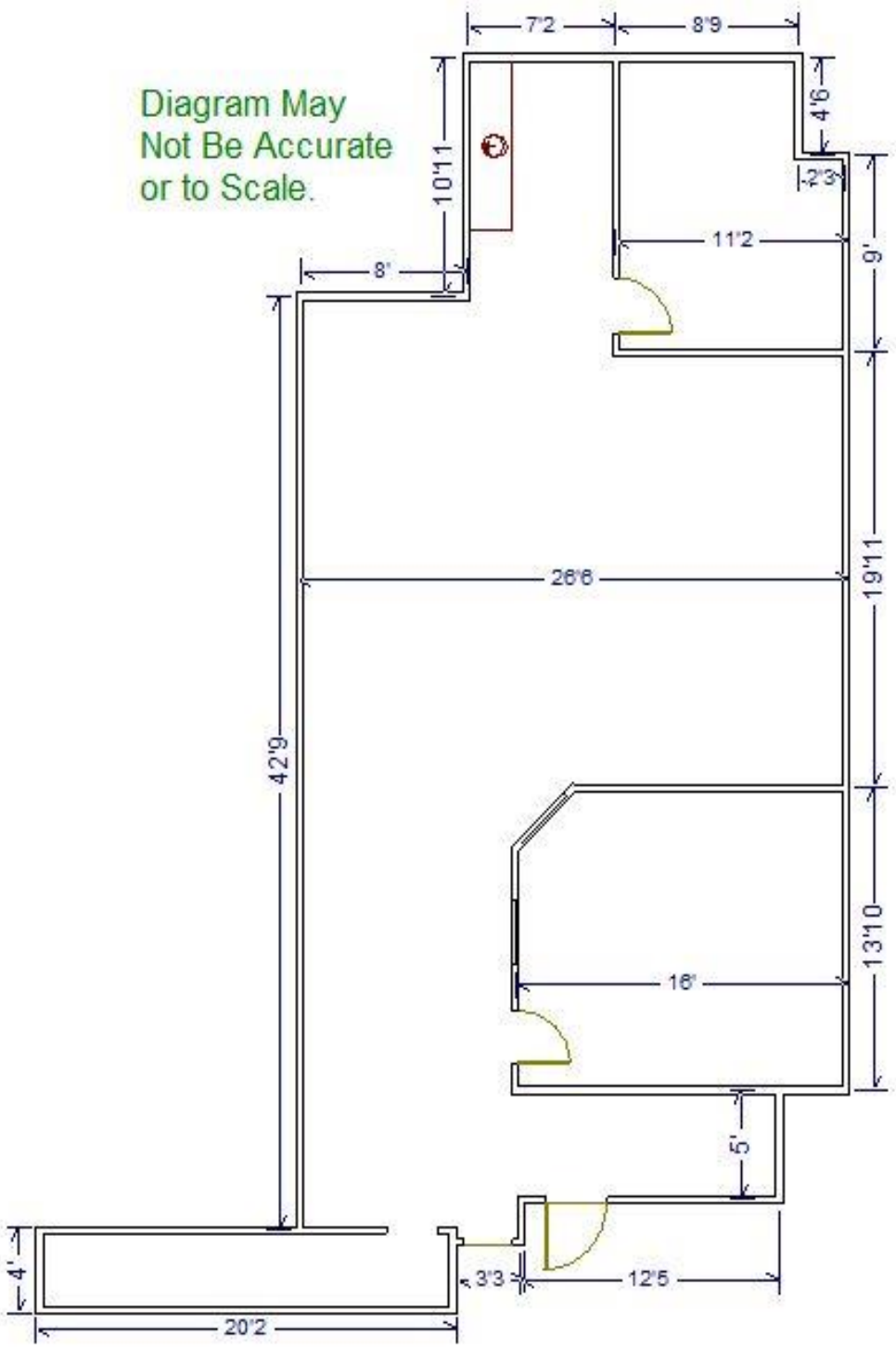
The space feels spacious with an exposed painted ceiling (no drop ceiling), and has windows bringing in natural light along the east side.

Development includes 2 offices, a kitchenette and storage room.

City parkade is close-by and metered parking is on the street south of the building.

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

Floor Plan:



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