

**For Sub-Lease – Prime Office Space
1,028sf. – Riverlands Gate Business Centre
#202, 4327 – 54th Avenue**



Taylor Drive Exposure



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403-346-6655



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



www.advantagecommercial.ca

Advantage – Commercial is a Division of Century 21 - Advantage

Municipal Address:
202, 4327 – 54th Avenue, Red Deer, AB

Legal Description:
Lot: 6A Block: 2 Plan: 942-2879

Unit Area :
1,028 sq.ft.

Base Rate: \$16.00/sq.ft.

NNN: \$14.42/sq.ft.

*Utilities Included in the NNN

Total Per Month: \$2,605.98

Availability: Negotiable

Zoning: RL – TD

Parking: \$75.00/month/stall



commercialandsales.com



Property Information:



Located just outside of Downtown Red Deer is Riverlands Gate Business Centre. This is a high traffic location with excellent professional tenant occupying other units in the building.

This Units boasts the following:

- 3 Soundproof Offices With Bright Natural Light
- Welcoming reception/waiting room area
- Windows facing Taylor Drive
- Building Signage Available
- Elevator Access
- Freshly Painted
- Beautiful Building
- Welcoming foyer area for clients
- Very high traffic volume exposure



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.