

For Lease | 4711 49 Ave/Gaetz- Red Deer, AB
1,800sq.ft. | High Exposure!



Listing Agent – Davin Kemshead - davin@advantagecommercial.ca



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:

4711 49th Avenue, Red Deer, AB

Legal Description:

Lot: A Block: 25 Plan: 5259NY

Building Area : 1,800 Sq.Ft.

Base Rate: \$16.00/Sq.Ft.

NNN: \$4.00/ Sq.Ft.

Total Per Month: \$3,000.00

Availability: Immediately

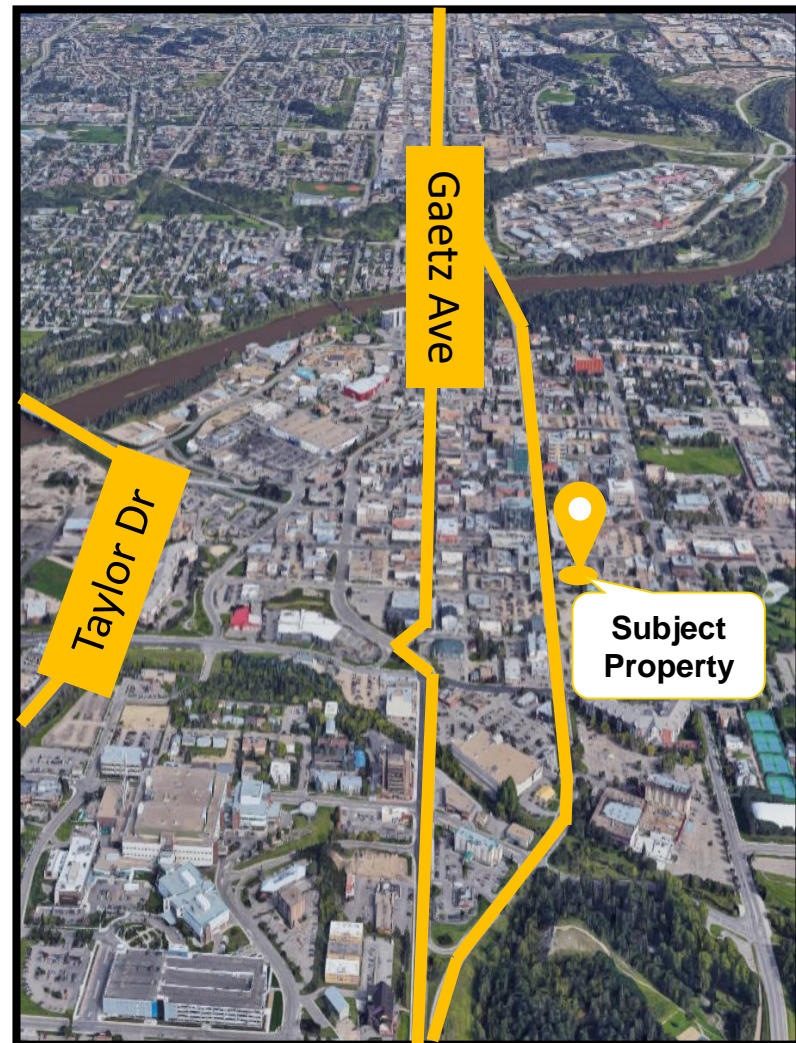
Zoning: C-1 (City Centre District)



Advantagecommercial.ca



Property Information



Very Functional Commercial Unit Along Gaetz Avenue!

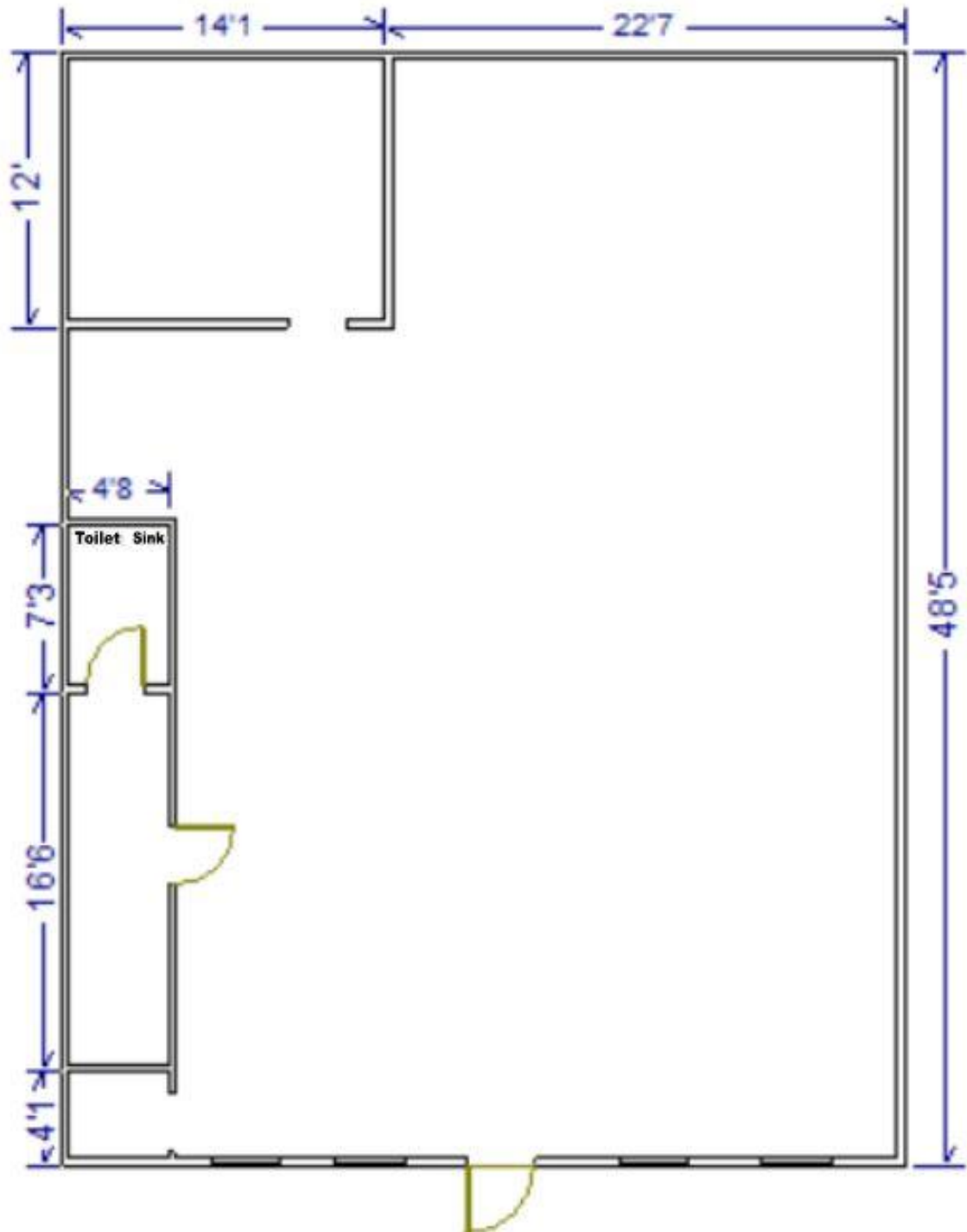
With over 20,000 Vehicles Daily and up to Another 10,000 Pedestrians! If You're Looking For Exposure Than You Found it Here!

- Former ½ of Alberta Arts & Drafts
- Very Bright With Large Street Facing Windows
- Large Office
- Storage
- 1 Washroom
- Open and Flexible Floor Plan Ready For Any of Your Specific Needs.
- Surrounded By Public Parkades, Transit Depot, Multiple Office Buildings, and Developing Multi Resident Buildings



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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