



## 304, 4719 48 Avenue , Red Deer, Alberta - \$18



Main Photo

### Property Description

Listed in conjunction with MLS A2177506 and MLS 2179364.

Located in the southeast corner of this building this space consists of a wide open room ( previously used as boardroom) and an undeveloped storage room , This is a redevelopment space, the Landlord's possible layout would include 3-4 offices, meeting room, reception area with new T bar ceiling, LED lighting new flooring and paint. This space could be joined with space in 303 ( 1068 SF) Owner can provide space turnkey to the Tenant.

Building is three story, original owner , built in 2001. Security system with key Fob access only for evenings and weekends, building is open to public Monday to Friday 7:30 a.m. to 5:30 p.m. Updates to building include new boilers in 2024, renovations to main lobby, hallways and washrooms 2019-2020; camera system installed in 2020. High speed internet to the building; Bell, Shaw/Rogers, and Telus. On site surface parking \$100 per stall per month. There are numerous additional off site parking options within 1 block radius of the building including City of Red Deer parkade (above transit terminal). Building is located 1 block from Red Deer Transit terminal.

Current Tenants include Advocate Law, AUPE, Bridges Community Living and National Bank



Common cost estimated for 2025 at \$12.30 per square foot inclusive of taxes, insurance and utilities.

## REALTOR Referral

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