



**FOR LEASE – Downtown Red Deer**  
**Professional & Attractive Office Spaces**  
**Parking Available**



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Advantage – Commercial is a Division of Century 21 - Advantage

- MUNICIPAL ADDRESS:** • 4915 – 54<sup>th</sup> Street Red Deer, AB
- LEGAL:** • Lot 19 – 20 Block 14 Plan K
- LOCATION:** • Downtown, straight east of the Dairy Plant and north of 53 Street Music
- ZONING:** • C-1 (Downtown Commercial)
- BUILDING DESCRIPTION:**
- 3 Storey building located on a quiet, easily accessible street
  - Elevator and chair lift
  - Air conditioned
  - Other Tenants include CIBC, a real estate office, education centre, physiotherapy clinic
  - Signage available on south side of building visible to northbound traffic
  - Private parking, at an additional monthly cost, is available underground, above-ground next to the building as well as above-ground across the street to the north
  - Metered parking right in front of the building on both sides of the street
- UTILITIES:**
- Included in the NNN

### The Lease Options

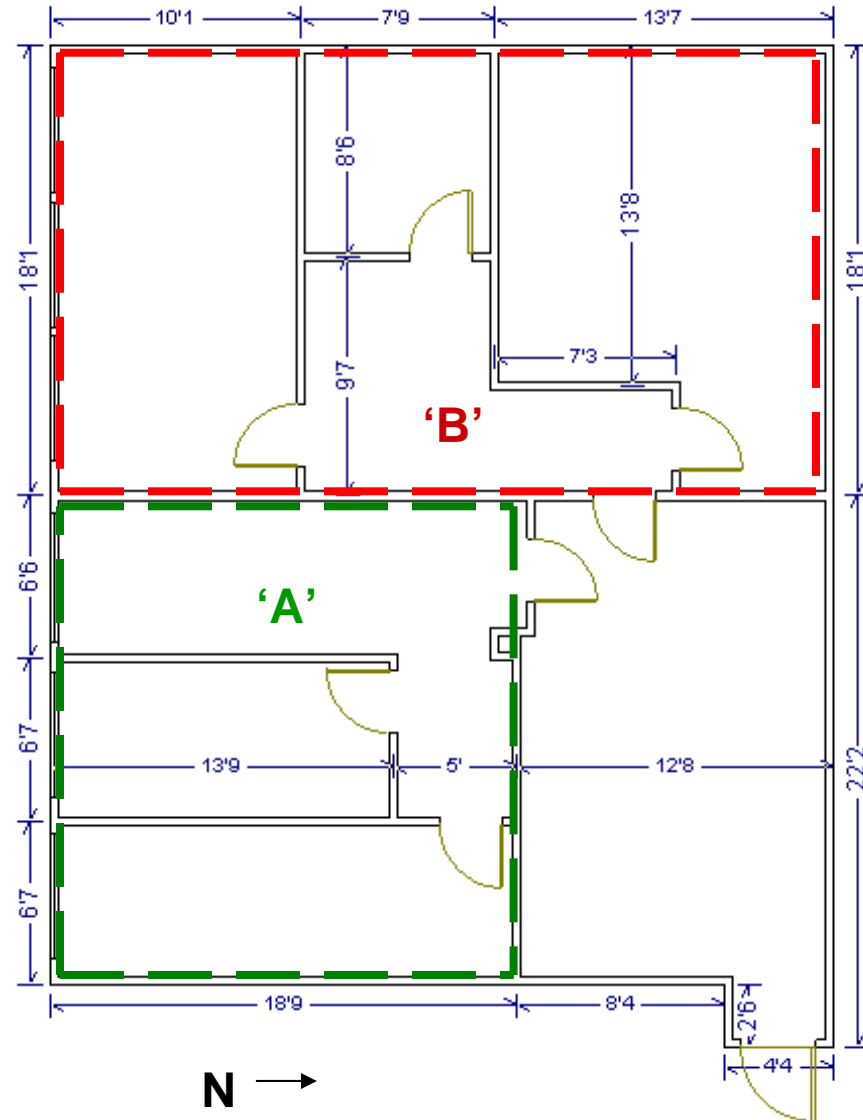
Suite	Sq.Ft.	Basic Rent	NNN Rent (Estimated)	Monthly Total (Plus GST)	Notes
204	1,240	\$1,136.67/mnth <b>(\$11.00/sq.ft.)</b>	\$1,114.97/mnth (\$10.79/sq.ft.)	\$2,251.64	This space is in great condition, with large open entrance area, four smaller offices, one large office and large meeting room. Majority of offices have south-facing windows. Can be subdivided into 204A and/or 204B with flexible lease terms. <b>Low Lease Rate for Year 1! Lease rate escalations negotiable starting in Year 2.</b>
204A	430+			\$1,100.00	3 rooms with windows plus shared use of the reception area
204B	550+			\$1,300.00	2 large offices (1 with windows), smaller office, shared reception area
Lower	483			\$300.00	Storage room in the underground parking lot.
Lower	241			\$200.00	Storage room in the underground parking lot

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.



# #204

Diagram may not be accurate or to scale.



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# Property's Parking Lots



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