



Advantage - Commercial

FOR LEASE

2nd Floor Office Space

Downtown - Red Deer

Kovac's Building



5009c – 49th Street
Red Deer, Alberta

Listing Agents:



Larry Kemshead
larry@canadacommercial.ca



Lloyd Meadows
lloyd@canadacommercial.ca



Davin Kemshead
davin@canadacommercial.ca



Mike Williamson
mike@canadacommercial.ca

Century Centre, #203, 4807 – 50 Avenue, Red Deer, Alberta, T4N 4A5
Phone: (403)346-6655 Fax: (403)341-7813 E-mail: lloyd@canadacommercial.ca
www.commercialandsales.com

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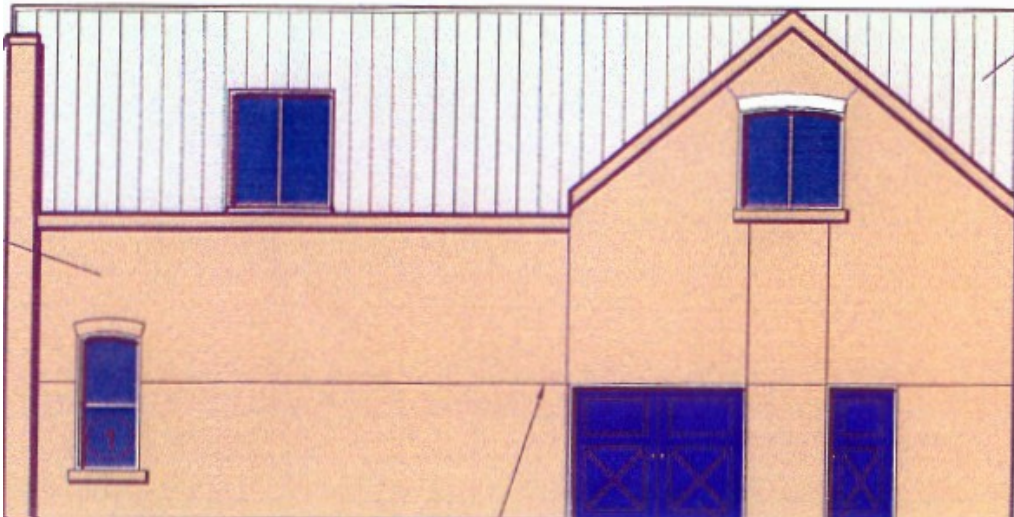
- CIVIC ADDRESS:**
- 5009c – 49th Street
Red Deer, Alberta
- LEGAL ADDRESS:**
- Lot C Block 9 Plan 1323KS
- LOCATION:**
- Downtown, across from TD Bank
- ZONING:**
- C1
- OFFICE SIZE:**
- 3,272 Sq.Ft.
 - Space can be divided into two office areas for separate Tenants
 - Space is currently wide open and ready for development
- BUILDING DESCRIPTION:**
- This structure replaces the historical Kovac’s Shoe repair building with a new two-storey building on a full basement. The new building occupies the same site coverage as the original, and features a similar, updated look on the exterior. The North and West elevations are modified from the original to suit the functional needs of the development, and are profiled to reflect the original lines of the brick building. The intent is to be an “echo” or “ghost” of the building that had once stood there. An elevator shaft is in place, and an elevator could be installed if required. There are two stairwells, with the upstairs offices having their own separate entrance.
- LEASE RATES:**
- \$10.00/sq.ft. Base
 - \$4.50/sq.ft. Est. NNN
 - GST Extra

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 principal and sources which we deem to be reliable but for which we cannot assume responsibility.

North Elevation

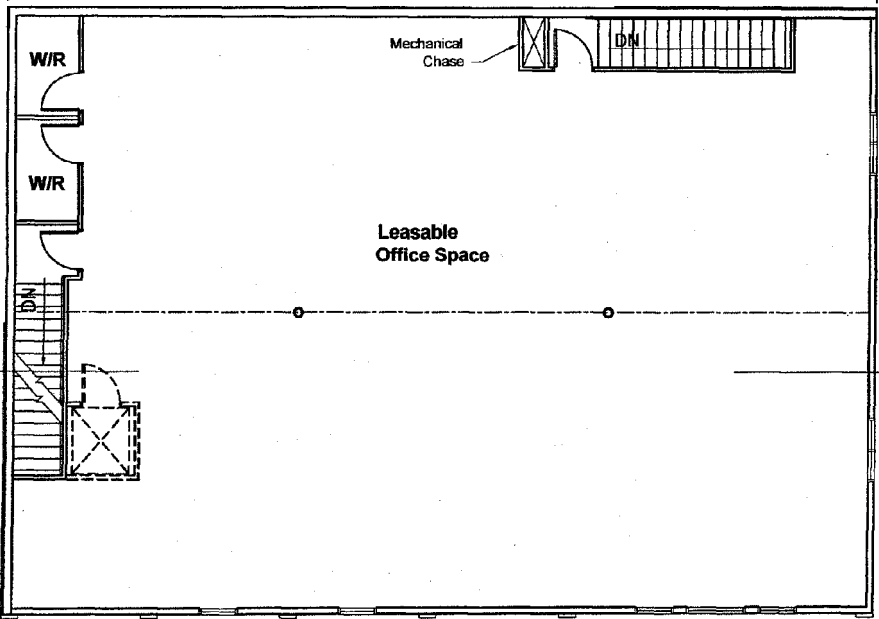


West Elevation

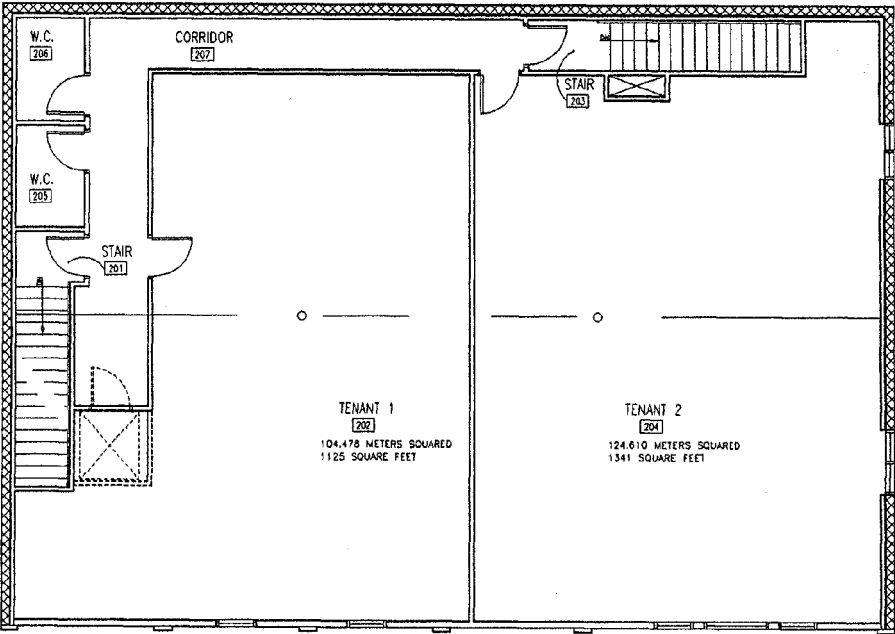


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Proposed 2nd Floor Plan Open



Proposed 2nd Floor Plan Divided



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