

FOR LEASE

4836 50TH STREET
RED DEER, AB





LOCATION

Ross Street

MUNICIPAL ADDRESS

4836 50th Street

LEGAL DESCRIPTION

Plan: 0424286 Block CDE, Lot 1

ZONING

C1 - City Centre District

UNIT SIZES

101 - 1,600 SF

107/108 - 833 SF

YEAR BUILT

1931

GROSS LEASE RATE

101 - \$3,800/ mth +GST

107/108 - \$1,900/ mth +GST

POSSESSION

Immediate/Negotiable

PROPERTY DETAILS

Office condos for lease at the iconic Old Courthouse in Red Deer, located along the bustling 50th Street. These remaining two units, ranging from 833 SF to 1,600 SF, are positioned on both the main and second floors, catering to a diverse array of business needs. Tenants will be enveloped in a rich historical ambiance, with the building dating back to 1931, featuring original millwork and classical revival architectural style—making it the last of its kind in Alberta. Each rental includes utilities, ensuring straightforward occupancy costs. The site offers immediate and negotiable possession terms.

Strategically situated directly across from City Hall, the property benefits from proximity to key landmarks like Stantec, Telus, Warren Sinclair, and the newly constructed Red Deer Justice Centre, as well as several parkades. This prime location coupled with the unique historical significance of the building provides an unparalleled office experience.

The property is professionally managed by Sunreal Property Management, adding to the convenience and professionalism of the space.

Unit 101

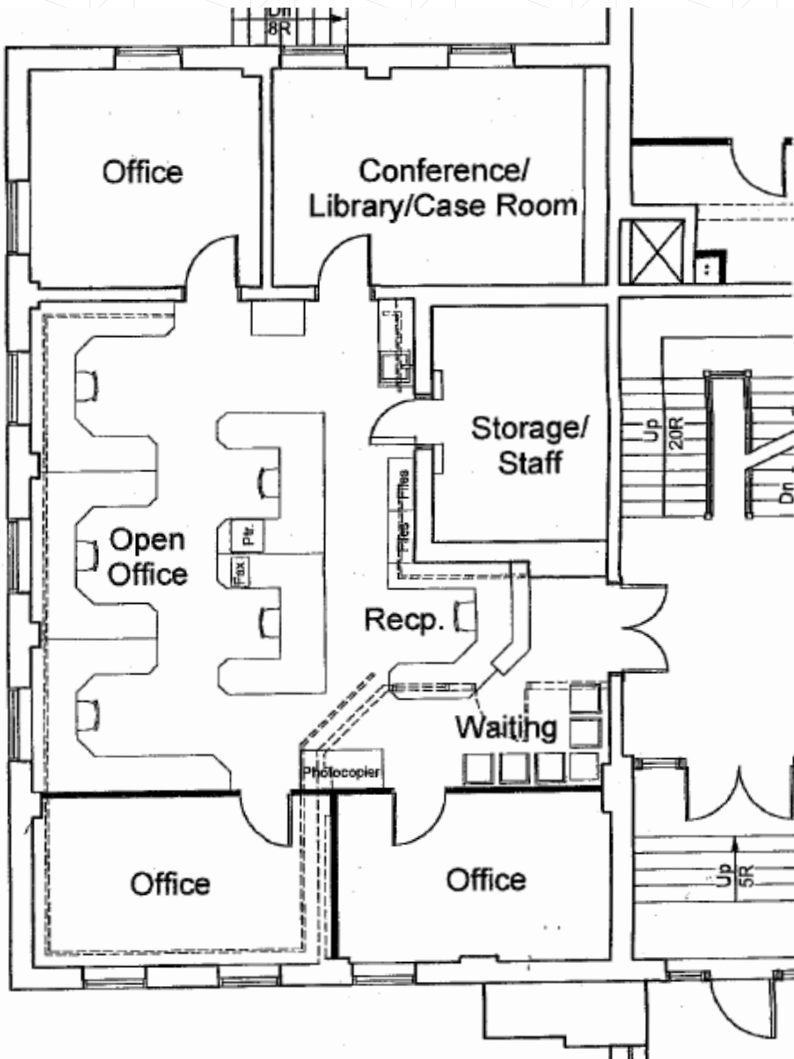
UNIT SIZE
1,600 SF

AVAILABLE
Negotiable

MONTHLY RENT
\$3,800.00 + GST

- > Main floor unit
- > Large reception and open work area
- > 4 Offices/meeting rooms
- > Original brick, hardwood and millwork
- > Original vault
- > South and west facing windows

Floor Plan



Unit 107-108

UNIT SIZE

833 SF

AVAILABLE

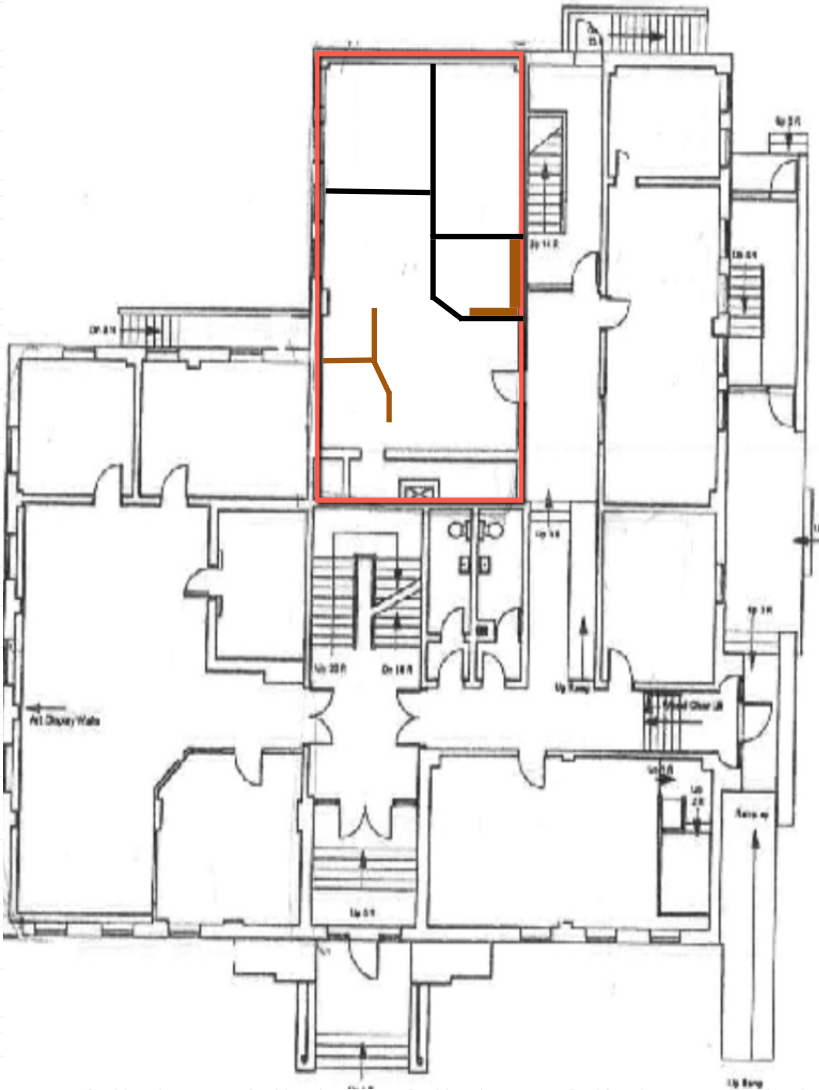
Negotiable

MONTHLY RENT

\$1,900 + GST

- > Main floor unit
- > Large reception
- > 1 Office
- > 1 Meeting/Boardroom
- > File/Storage/staff room
- > Additional storage room
- > Original brick, hardwood and millwork
- > Natural light throughout

Floor Plan





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