

RECENTLY RENOVATED DOUBLE-UNIT

**FOR LEASE**

UNIT #120-130, 4707 50TH STREET



**PRESENTED BY**

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# THE PROPERTY

UNIT #120 -130 4707 50TH STREET

## Downtown Building

3,800 SF recently renovated double-unit is available for lease. The mixed use/retail space features a wide-open area with pillars, two washrooms, and a kitchenette. There are large windows in the front of the unit that bring in plenty of natural light. This property is located right on Ross Street and is close to tons of amenities. Details of this unit include:

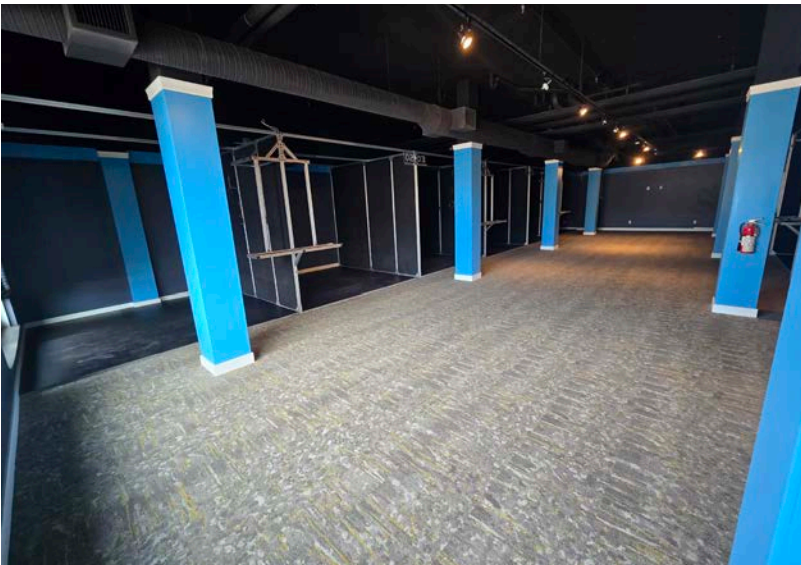
- » **Private, Secure Parking at the rear**
- » **Additional Street Parking directly in front**
- » **Secure Access with fob system**
- » **Wheelchair Accessible**
- » **Spacious unit with one large staff room and 2x washrooms**
- » **Conveniently Located within walking distance to Ross Street patio**
- » **3,800 Square feet**

This property is available for lease starting at \$10.00 per Square Feet and has an estimated \$10.42 per Square Feet operating cost for the 2025 year.





# PROPERTY LOCATION



## PROPERTY DETAILS

MUNICIPAL:	#130 4707 50 Street, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 1144NY, Block:38, Lot: 14B
TOTAL SIZE:	SF of Building <b>± 3,800 SF</b>
ZONING:	C1 - Commercial (City Centre)
YEAR BUILT:	1965
PARKING:	Full parking lot/ street parking
LEASE PRICE:	<b>\$10.00 PSF/ \$3,166.67 Monthly</b>
NNN COST:	<b>\$10.42 PSF/ \$3,299.67 Monthly</b>
TOTAL COST:	<b>= \$6,466.34 Monthly</b>

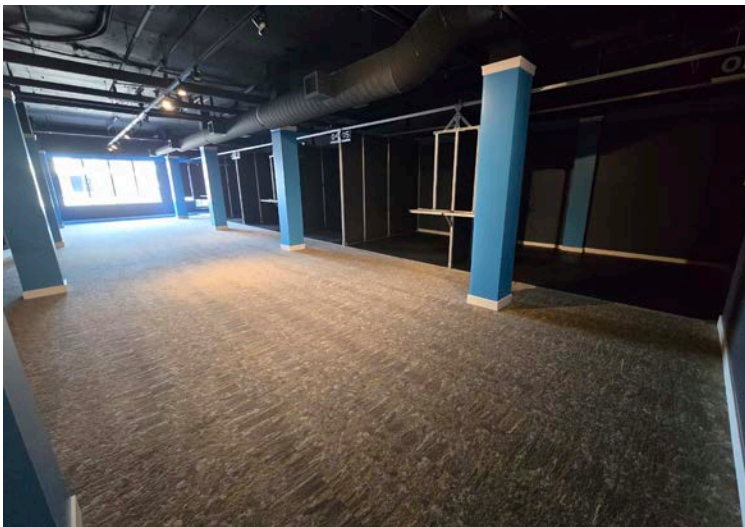
\*Tenant is responsible utilities

\*\* Tenant is responsible for GST

**PROPERTY TOUR** 

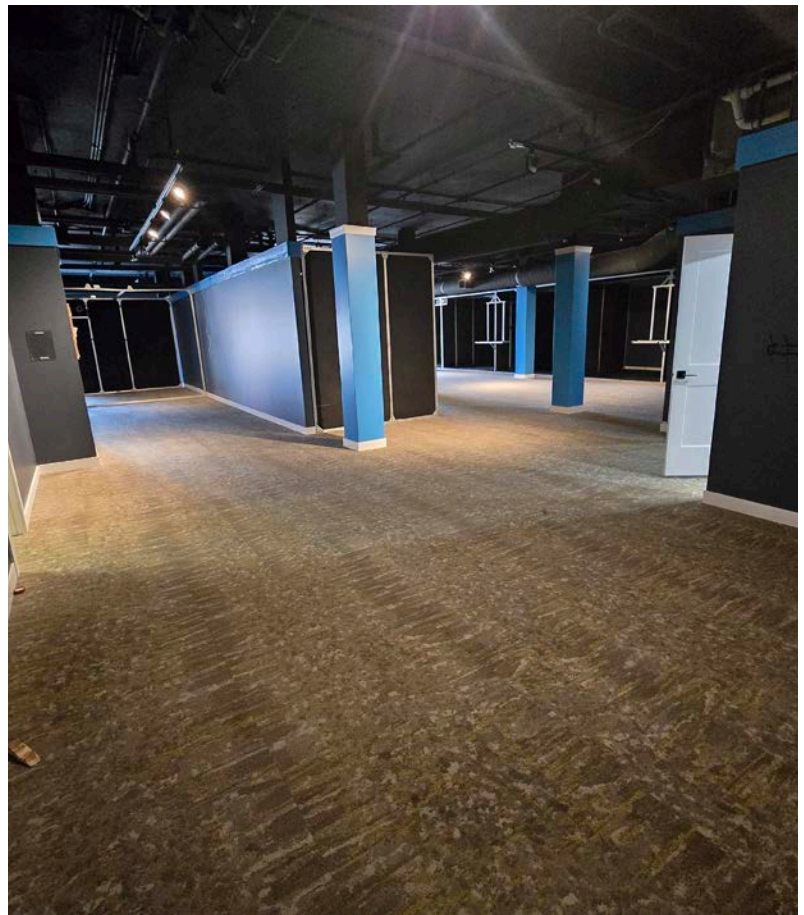
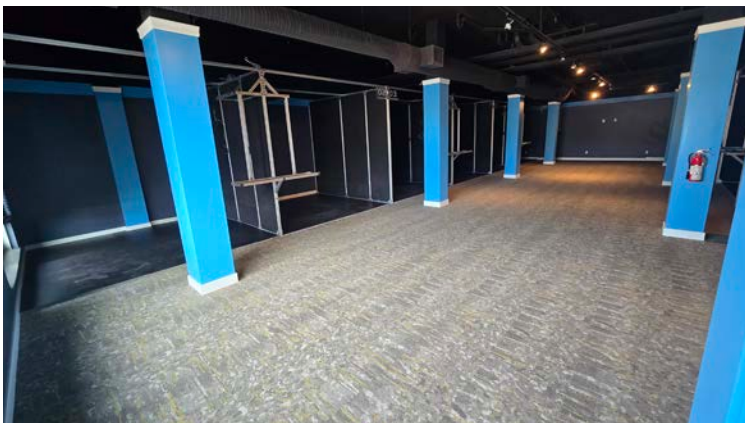
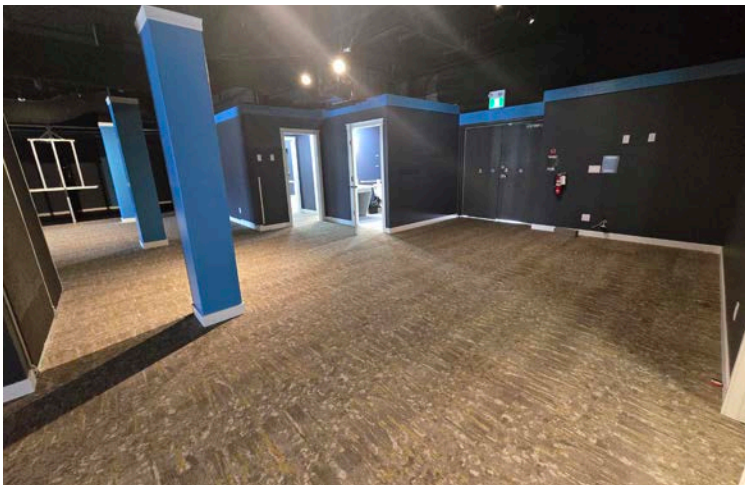
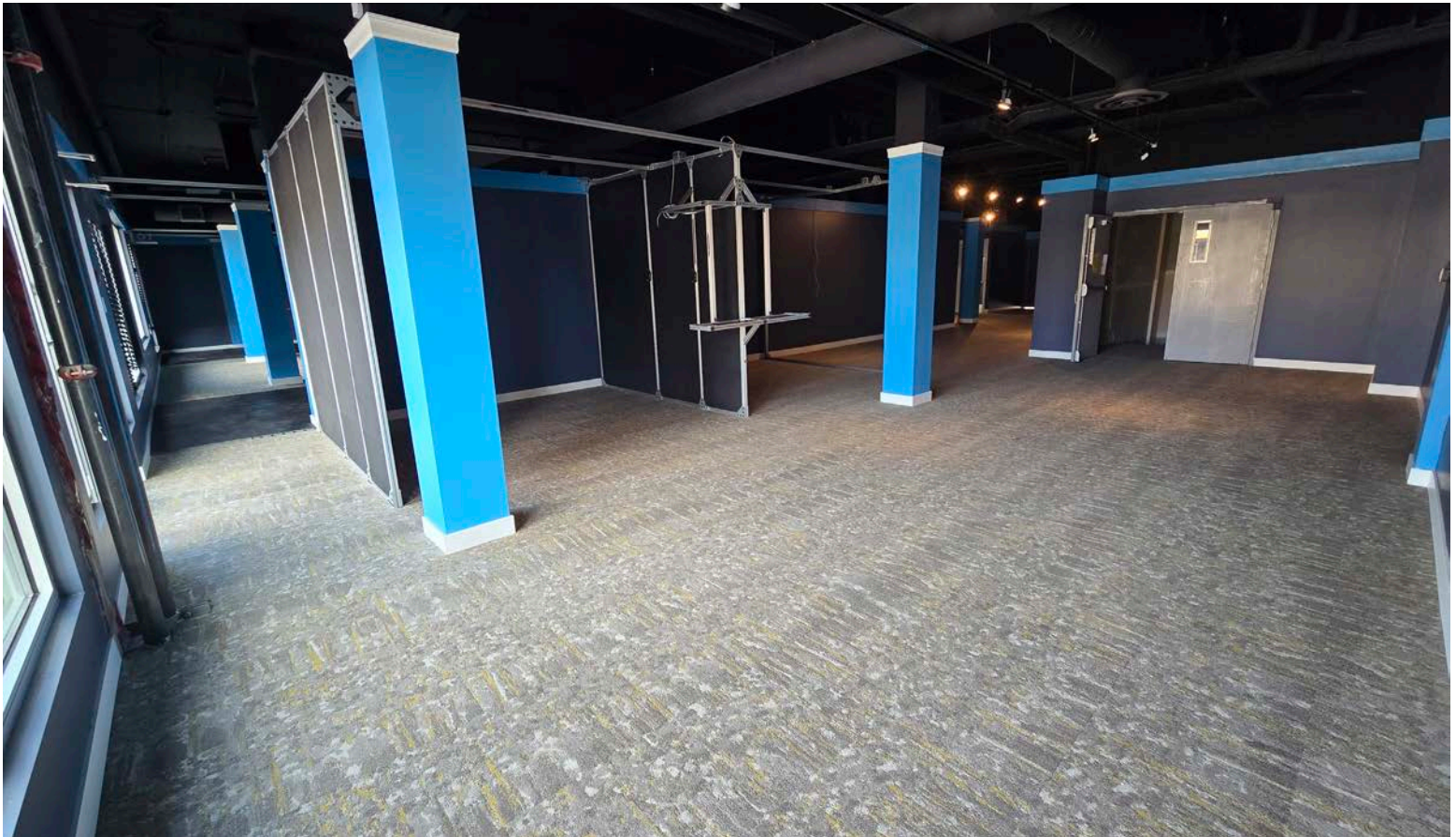


# FLOOR PLAN



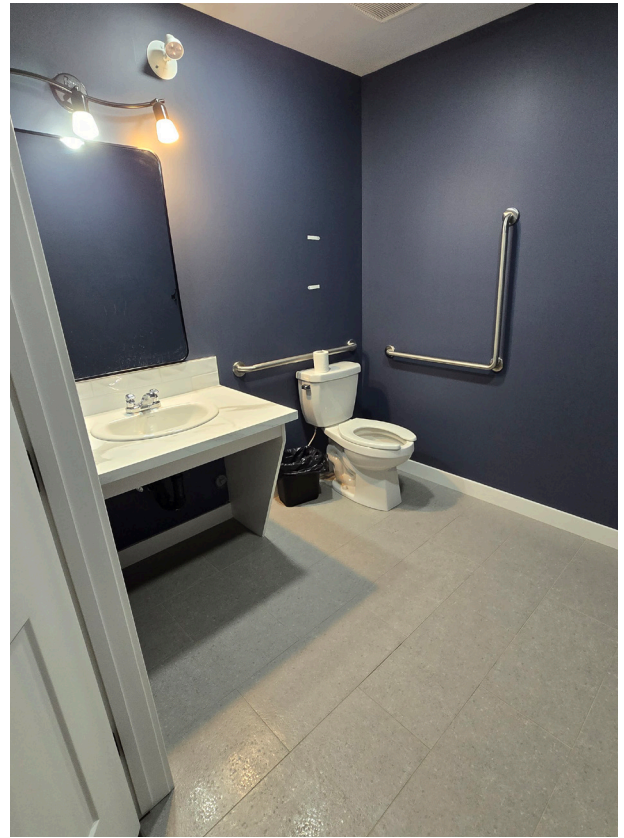


# PHOTOS



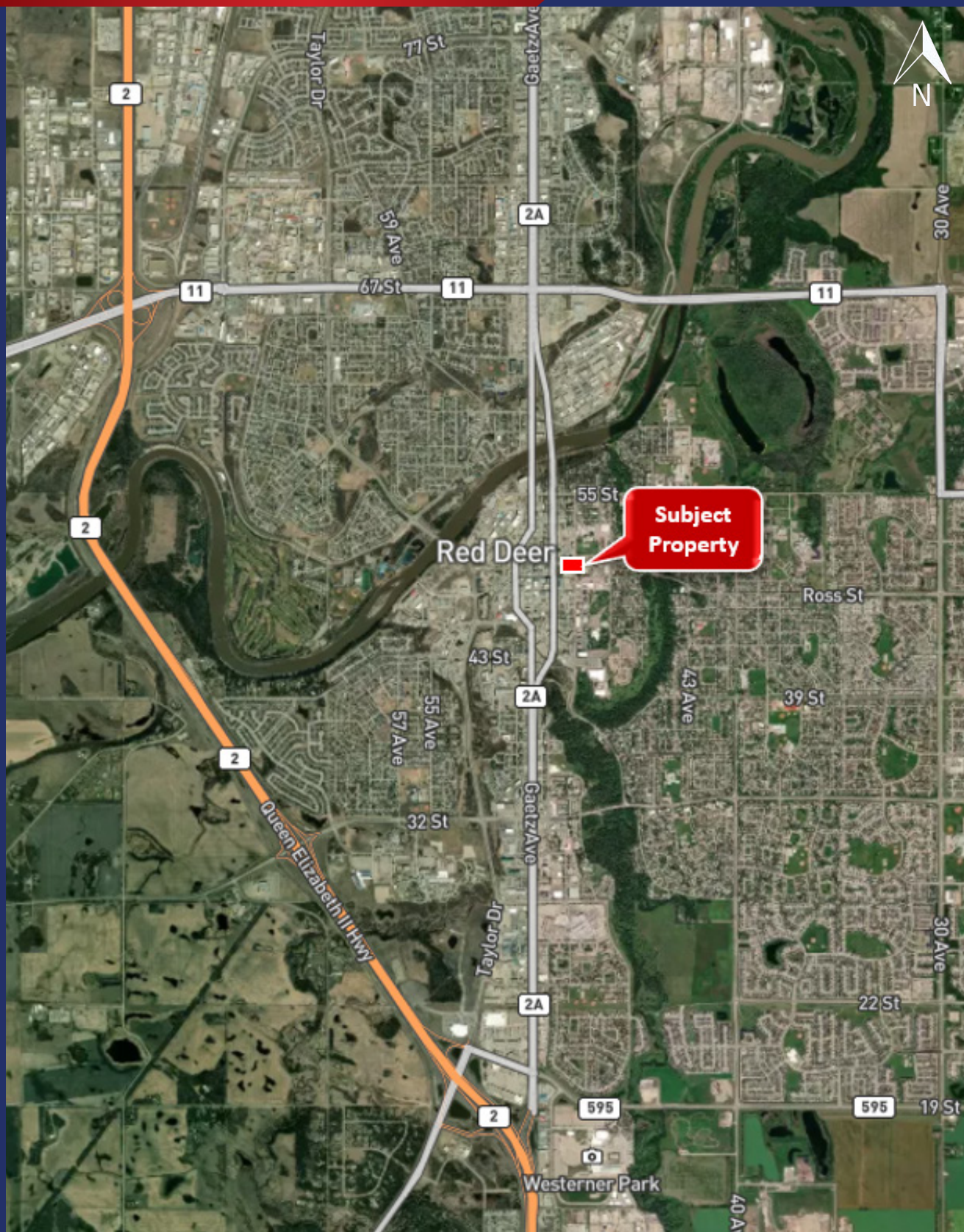


## MORE PHOTOS





## LOCATION / MAP



403.986.7777



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PROPERTIES

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ONLY EXCLUSIVE  
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