

FOR LEASE

UNIT TBD, 4940 51 AVENUE, RED DEER

**Prime Location
& Build to Suit
Opportunity!**



LOCATION:

Downtown Red Deer



SITE AREA:

2,669 SF



ZONING:

C-1A - Commercial



LEASE RATE:

\$18.00 Per SF

PRESENTED BY

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THE PROPERTY

UNIT TBD, 4940 51 AVENUE, RED DEER

FOR LEASE - 2,669 Square Foot newly demised unit located in Downtown Red Deer. This location has excellent exposure as it is situated at the corner of 50th Street and 51st Avenue. The unit includes:

- » **Close to Anchor Tenants & Amenities:**
 - Sunlife Financial Group
 - McDonald's
 - Superstore
 - TD & RBC Banks
 - Original Joe's
- » **Large Reception Area & Waiting Room**
- » **(10) Offices - Most with Windows**
- » **(2) Washrooms**
- » **Under New Ownership (2026)**
- » **5 Dedicated Parking Stalls**
- » **21 Shared Parking Stalls**
- » **C1A - Commercial Zoning**
- » **Built in 2001**
- » **Build to Suit Opportunity**

This is an excellent opportunity for a medical office, law firm, or similar use. The Additional Rent amount for 2026 is TBD and includes all utilities with the exception of internet and phone services.



PROPERTY PHOTOS / DETAILS

PROPERTY DETAILS

MUNICIPAL:	Unit TBD, 4950 51 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan 9220308 Lot 17
TOTAL SIZE:	SF of Unit ± 2,669 SF
ZONING:	C-1A - Commercial
YEAR BUILT:	2001
PARKING:	5 Dedicated Stalls / 21 Shared Stalls

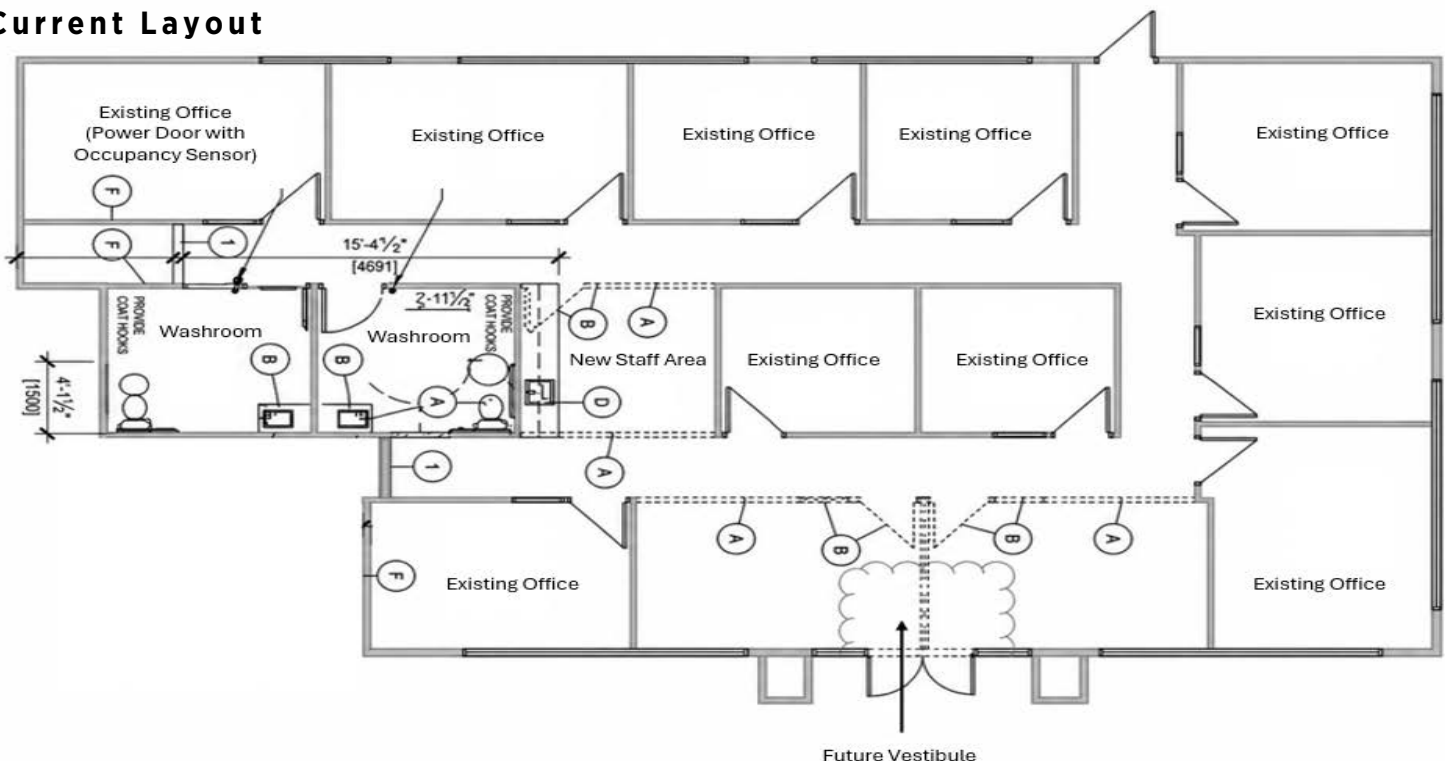
FOR LEASE

LEASE RATE:	\$18.00/SF (\$4,003.50/Monthly)
ADDITIONAL RENT:	TBD

** Tenant is responsible for GST. Additional Rent includes all utilities with the exception of internet and phone services.

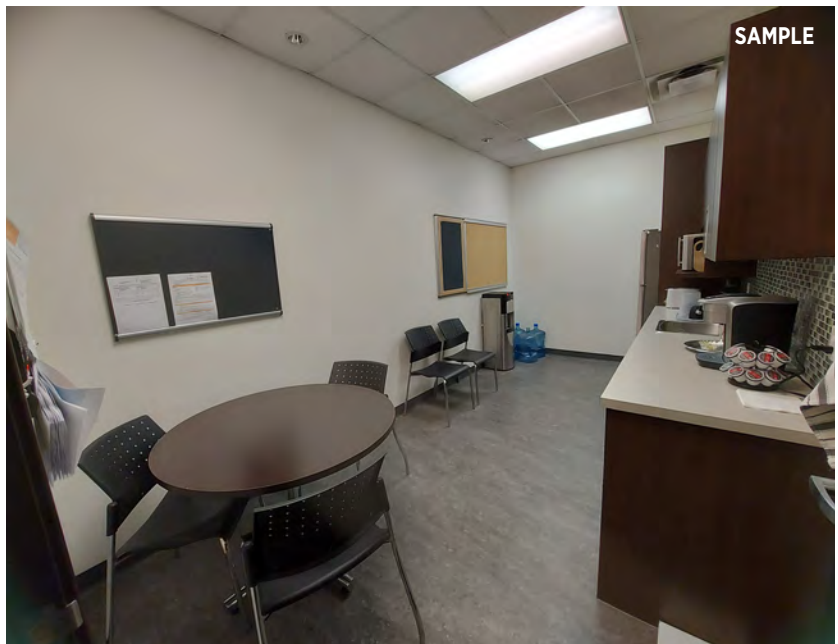
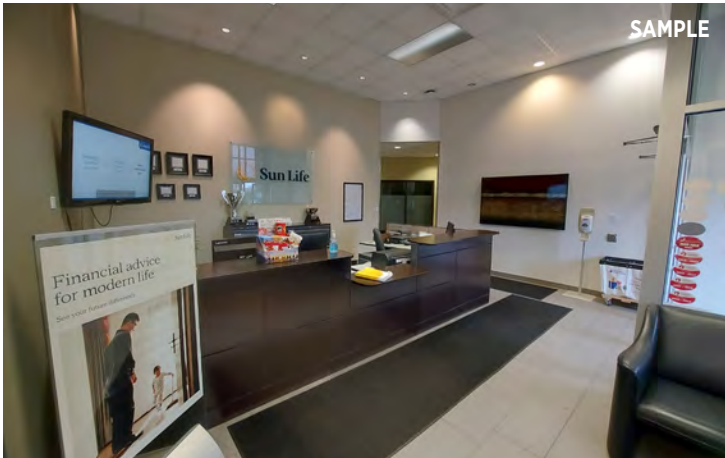
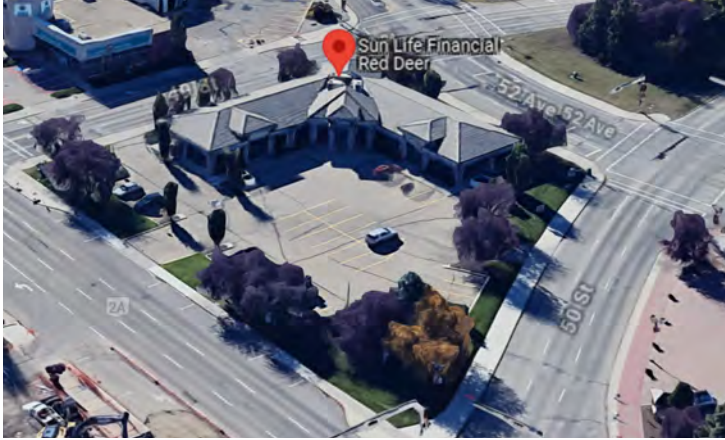


Current Layout



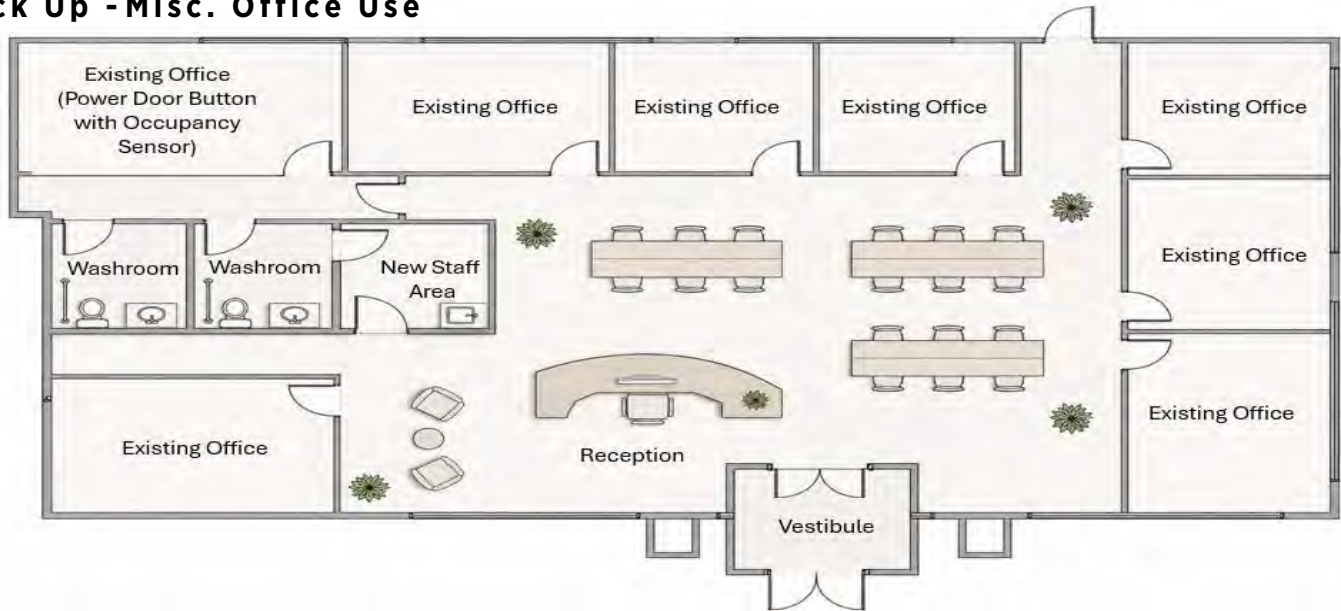
Future Vestibule

PROPERTY PHOTOS

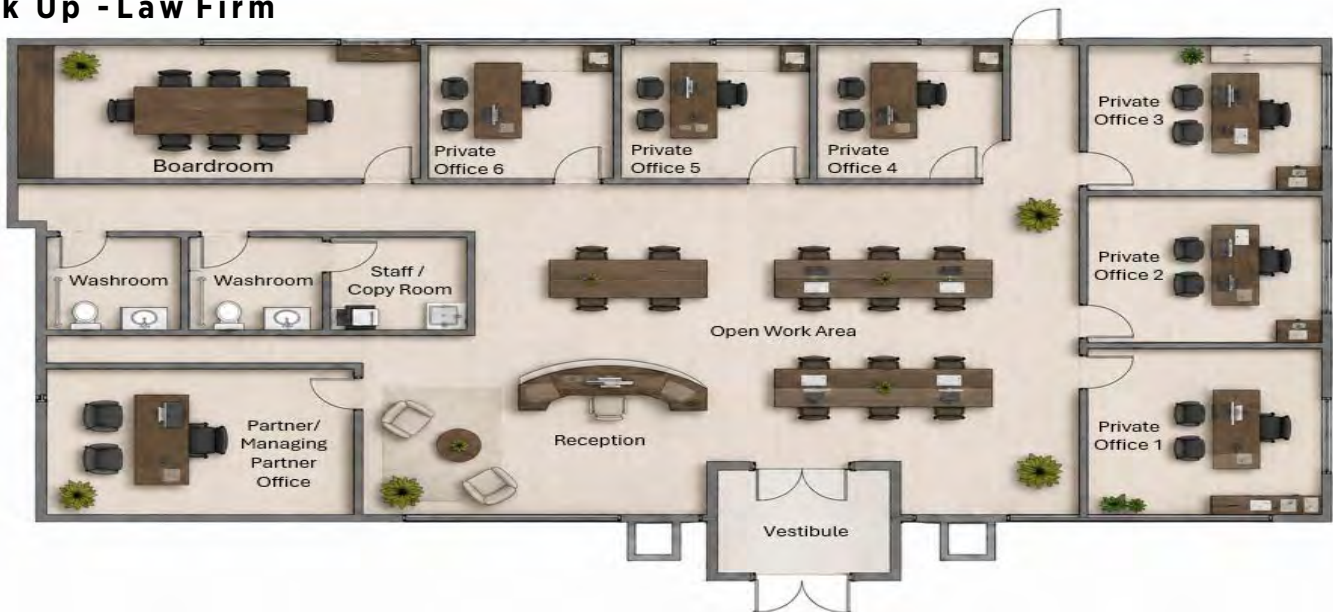


MOCK UP FLOOR PLANS

Mock Up - Misc. Office Use



Mock Up - Law Firm



Mock Up - Dental Office



LOCATION / MAP



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REMAX
COMMERCIAL
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CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



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