

TURNKEY RETAIL/OFFICE SPACE
FOR SUBLEASE

Bay #1, 4418 50 AVE, RED DEER



LOCATION:

Downtown Red Deer



LEASE AREA:

470 SF To 1,976 SF



ZONING:

C1-Commercial



LEASE RATE:

\$16.00 Per SF

PRESENTED BY

CAM TOMALTY

403.350.0075

cam@remaxcprd.com

JEREMY MAKILA

403.373.7333

jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

4418 50 AVENUE, BAY #1

Downtown location

- **FOR SUBLEASE** - 1,976 SF corner unit on 50 Avenue and 45 Street
- Space includes two entrances, wide open reception / waiting area, front boardroom and consultation office. The back of the space includes storage room, washroom and large office with it's own entrance
- Great visibility and exposure
- Incredible location across from Port O'Call Safeway and Bank of Nova Scotia and close proximity to Red Deer Regional Hospital
- Well designed space with newer paint and flooring
- Operating costs are estimated at \$7.90 for 2021
- Space can be subleased as entire space or demised down to ±470 SF space with shared washroom and utility room



403.986.7777 | WWW.REDDDEERCOMMERCIAL.COM

THE INFORMATION CONTAINED HEREIN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT

RE/MAX
COMMERCIAL
PROPERTIES

PROPERTY PHOTOS

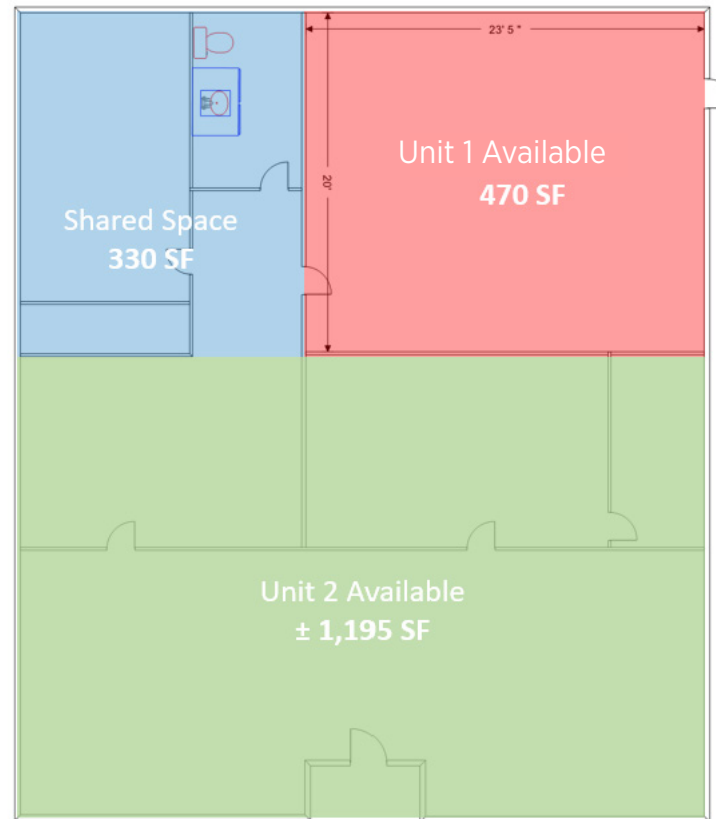


PROPERTY DETAILS

MUNICIPAL:	Bay 1, 4418 50 Ave, Red Deer
LEGAL LAND DESCRIPTION:	Plan 67123T B6 Lots 8 & 9
TOTAL AREA:	± 1,976 Square Feet
ZONING:	C1- Commercial
YEAR BUILT:	1950
PARKING:	Paved & street parking
LEASE PRICE:	\$16.00 Per SF
NNN COST:	\$7.90 Per SF

Includes: Electricity, Gas, Building insurance, HVAC Maintenance, Management fees & water.

***Tenant is responsible for GST**



SUBLEASE OPTIONS

OPTION #1

Entire Space = **±1,976 SF**

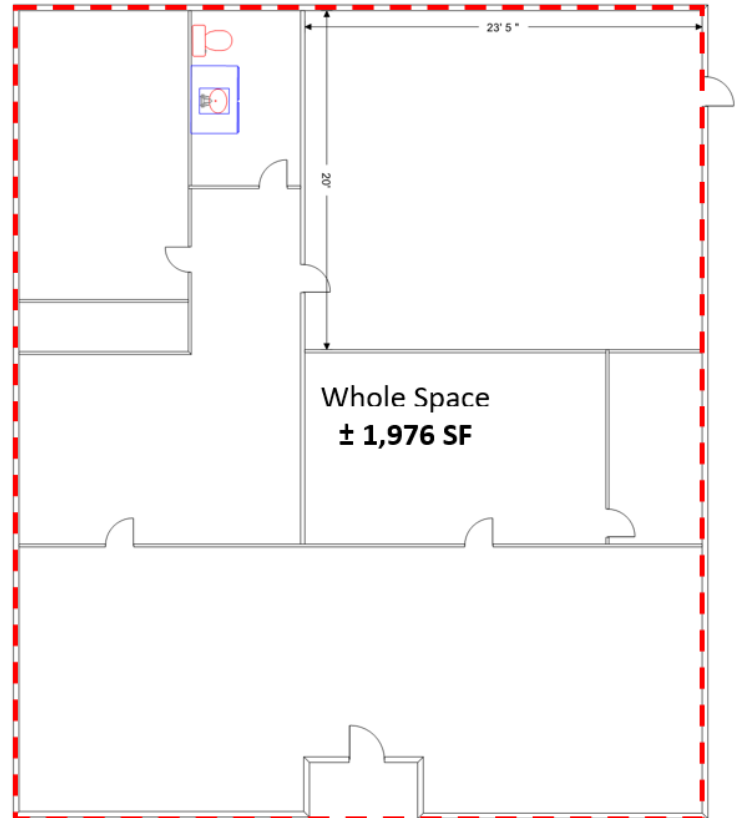
Includes:

- 2 Entrances
- Washroom
- Utility Room
- 2 Additional Rooms
- Large Reception Area

Cost = **\$3,935.53 Monthly**

Cost Breakdown:

- \$16.00 Per SF (1,976) = **\$2,634.67**
- \$7.90 per SF (1,976) = **\$1,300.87**



OPTION #2

Unit #1 (Exclusive) = **470 SF**

Shared Space 330 SF/2 = **165 SF**

TOTAL SPACE = 635 SF

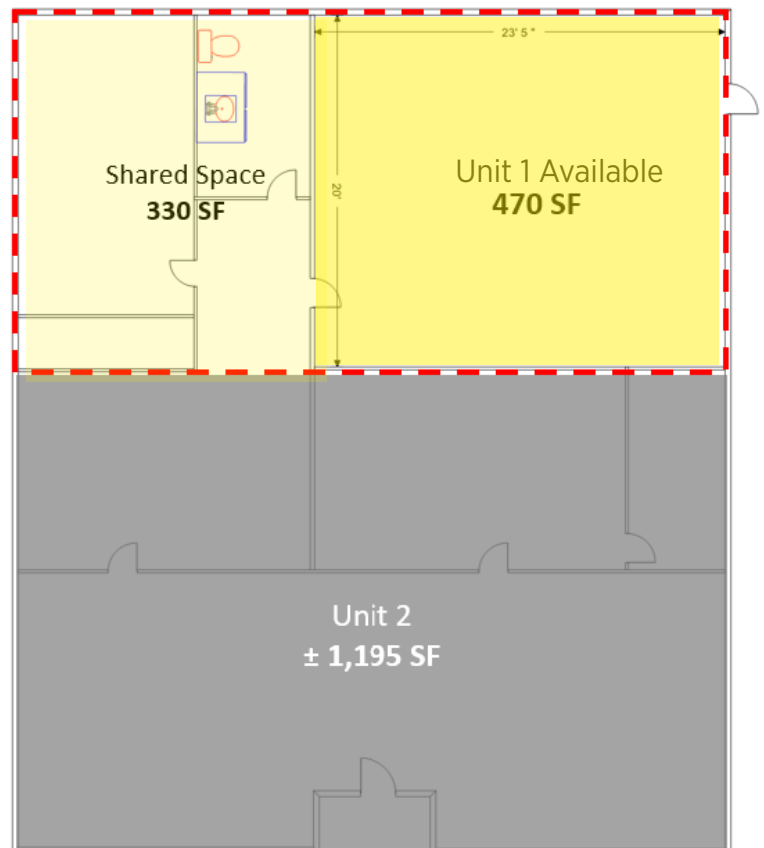
Includes:

- Own Entrance
- Shared Washroom
- Shared Utility Room

Cost = **\$1,264.71 Monthly**

Cost Breakdown:

- \$16.00 Per SF (635) = **\$846.67**
- \$7.90 per SF (635) = **\$418.04**



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



INDUSTRIAL * RETAIL * LAND * MULTI FAMILY * INVESTMENTS * OFFICE

YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

DONNA CLARK
Licensed Assistant/
Office Manager
403 986 7777
donna@remaxcprd.com

ANNIKA GARDNER
Unlicensed Assistant/
Marketing Director
403 986 7777
annika@remaxcprd.com

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777
www.reddeercommercial.com