

FOR LEASE

4736 50TH STREET,
RED DEER, AB





About the Property

Only two units remain available at the Ross Street Centre, prominently located along 50th (Ross) Street, a major arterial roadway with excellent visibility and exposure. Ample parking is available with both on-site and street-front options, along with signage opportunities on the south side of the building.

The remaining spaces include a 300 SF second-floor office, ideal for a small professional or administrative user, and a 2,799 SF lower-level unit suited for a variety of uses. Both spaces offer functional layouts, with much of the building recently renovated, and immediate possession is available.

LEGAL DESCRIPTION

Plan 8922183, Block 37, Lot 3A

UNIT SIZES

300 SF - 2,799 SF

LOCATION

Downtown

ZONING

C1 - Commercial (City Centre) District

LEASE RATE

Starting at \$6.00 PSF

ADDITIONAL RENT

\$6.10 PSF (includes utilities)

MONTHLY RENT

Starting at \$453 + GST

POSSESSION

Immediately

Second Floor (4734 50th Street)

Unit Number	Size (SF)	Lease Rate (PSF)	CAM & Taxes (PSF)	Monthly Rent	Possession
201	600	-	-	-	Leased
202	554	-	-	-	Leased
203	479	-	-	-	Leased
204*	338	-	-	-	Leased
207	745	-	-	-	Leased
208	300	\$12.00	\$6.10	\$453 + GST	Immediate

FLOOR PLAN





Lower Level (4732 50th Street)



LEASE RATE

Base Rent: \$6.00 PSF
NNN: \$6.10 PSF



MONTHLY RENT

\$2,822.33 + GST



RENTABLE AREA

2,799 SF



POSSESSION

Immediately

FEATURES

- > Reception Area
- > Front and Back Entrances
- > Large Open Area
- > (2) Offices
- > Storage Rooms
- > Washrooms

Lower Floor





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