

# FOR LEASE

102, 4916 50TH STREET  
RED DEER, AB





## About the Property

Located in the heart of Downtown Red Deer, this approximately 3,600 SF office space is ideally situated along Ross Street, one of the city's main arterial roadways. The property offers excellent visibility and accessibility, positioned within steps of the Ross Street Patio—a central gathering and entertainment venue recently designated as Red Deer's first Entertainment District.

The space features both a private entrance and shared access through the John Howard Society's common area. Inside, the layout includes a combination of private offices, a boardroom/lunchroom, washrooms, a bullpen area, and a separate rear entrance, providing a functional setup suitable for a variety of professional users. Zoned C1, the property allows for a range of commercial and office uses.

Surrounded by prominent businesses such as Stantec, RBC, Jumble Eats, Taco Loft, Regus, and City Hall, this location benefits from a strong mix of professional and retail activity. Ample downtown parking is available nearby, including both street parking and public lots. The space is available for immediate possession under a gross lease structure, offering a convenient and central option for businesses seeking a downtown presence in Red Deer.

### LEGAL DESCRIPTION

Plan H, Block 17, Lots 10-15

### UNIT SIZE

3,600 SF approx.

### LOCATION

Downtown

### ZONING

C1 - City Centre Commercial

### GORSS LEASE RATE

\$14.00 PSF

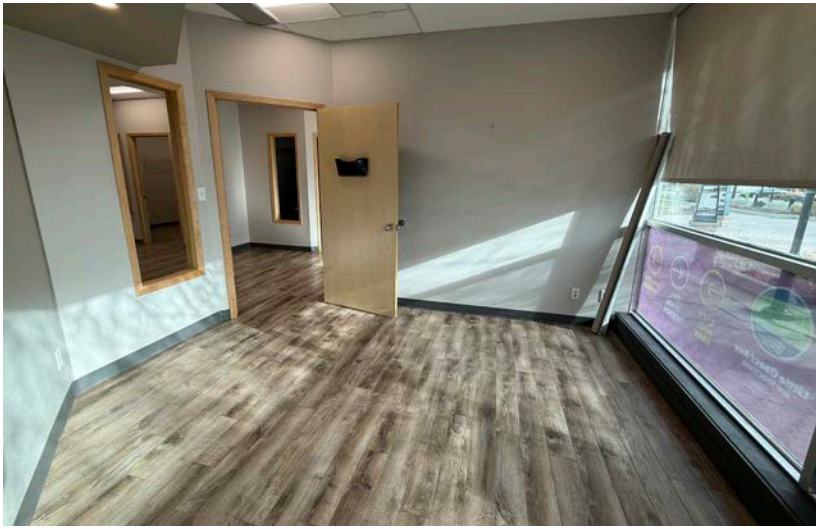
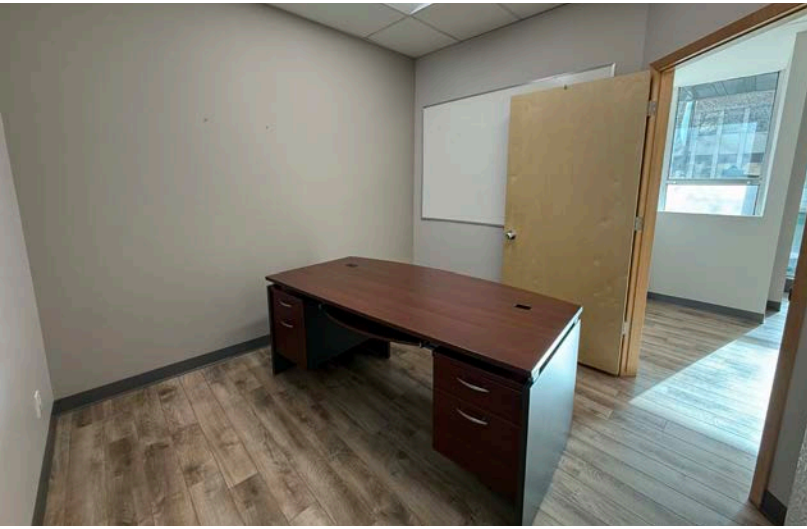
### MONTHLY RENT (INCLUDES OPERATING COSTS AND UTILITIES)

\$4,200 + GST

### POSSESSION

Immediate







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