

For Lease



Red Deer, AB

4909 50th Street

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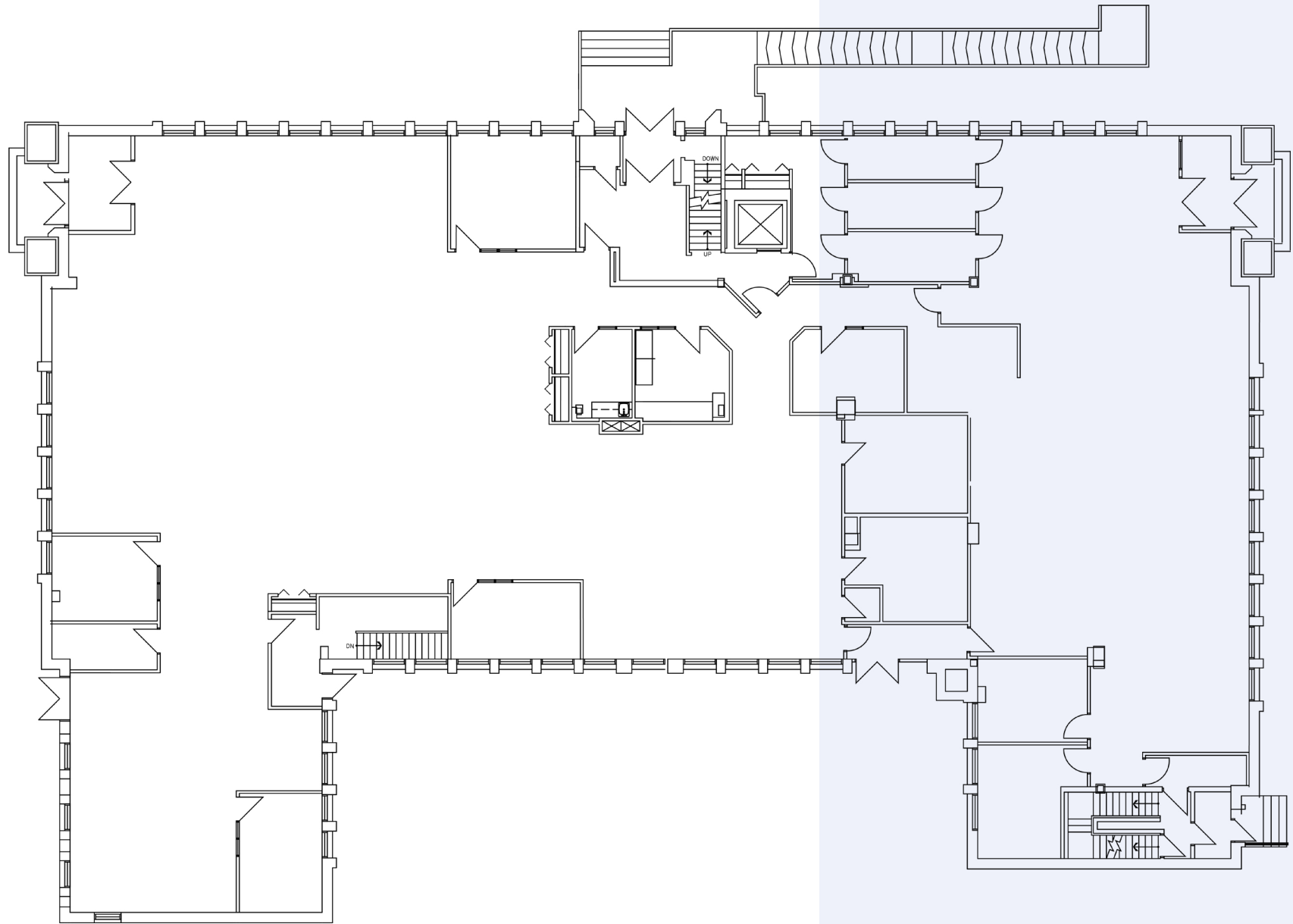


Property Overview

Address	4909 50 th Street Red Deer, AB
Unit Size	±10,764 SF
Year Built	1950
Zoning	C1 - City Centre District
Lease Rate	Competitive Market
Additional Rent	\$9.50 PSF (est. 2026)
Parking	Up to 22 surface stalls
Available	Immediately
Comments	• Historic Government of Canada building with heritage character • Main floor opportunity offering customizable office space • Prominent downtown location located on Ross Street • On-site parking available with additional parking conveniently located in the adjacent public parking lot and nearby city parkade • Open-concept layout ready for tenant improvements and configuration • High ceilings and expansive wraparound windows providing abundant natural light



Property Floorplan





 **REAL CANADIAN
SUPERSTORE**

WarrenSinclair.LLP
LAWYERS

 **TELUS**

 **Scotiabank**

 **TACOLOFT**
EST. 2007

 **Jungle**

 **Rexall**

Ross St

 **RBC**

 **Towne Centre
MALL**

 **JMM**
SINCE 1953

 **TD**

 **P**

WarrenSinclair.LLP
LAWYERS

Gaetz Ave N

 **THE CITY OF
Red Deer**

**Red Deer
Justice Centre**

 **RED DEER
PUBLIC LIBRARY**

Gaetz Ave S

 **CANADIAN PIZZA UNLIMITED**
CPU
SINCE 1981

 **P**

Central

LOCATION



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