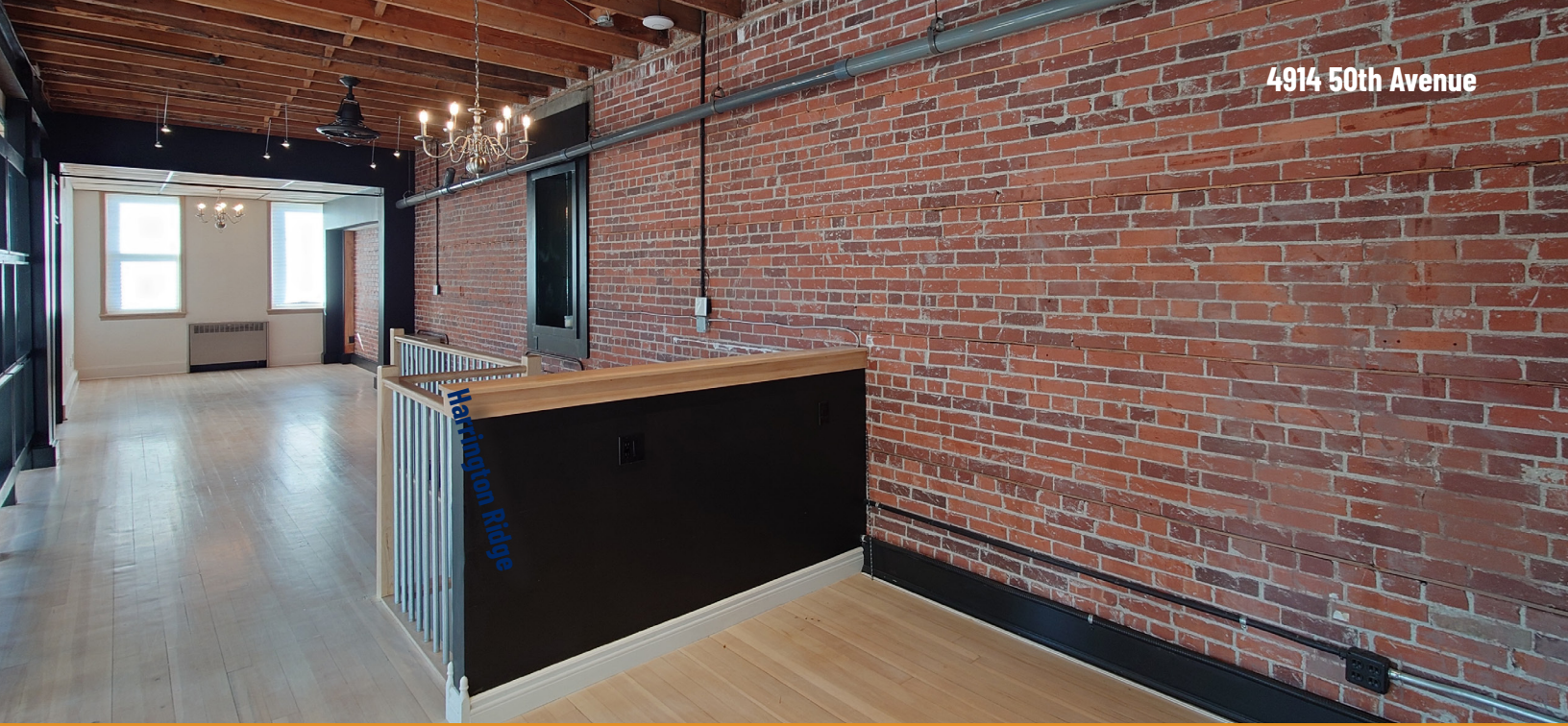


FOR LEASE

2, 4914 50TH AVENUE
RED DEER, AB





About the Property

Position your business in this newly developed second-floor office space on Little Gaetz Avenue in downtown Red Deer. This C1-zoned premises offers a professional setting within walking distance of RBC, Johnston Ming Manning LLP, Ka'Wa Coffee Shop, TD Canada Trust, and Scotiabank.

The space features original brick walls and original hardwood flooring that bring authentic character to the premises—an increasingly rare quality in today's office market. Complemented by open ceilings and glass interior walls that provide a functional layout with natural light from windows overlooking Little Gaetz Avenue. Each office includes a sink, supporting a variety of professional or personal service uses. A large washroom, air conditioning, and a street-front entrance vestibule enhance daily operations for staff and clients alike.

A rare opportunity to secure a distinctive office environment in a central downtown location. Possession is negotiable.

LEGAL DESCRIPTION

Plan H, Block 10, Lot 19

UNIT SIZE

1,300 SF

GROSS LEASE RATE

\$3,500/month + GST

ZONING

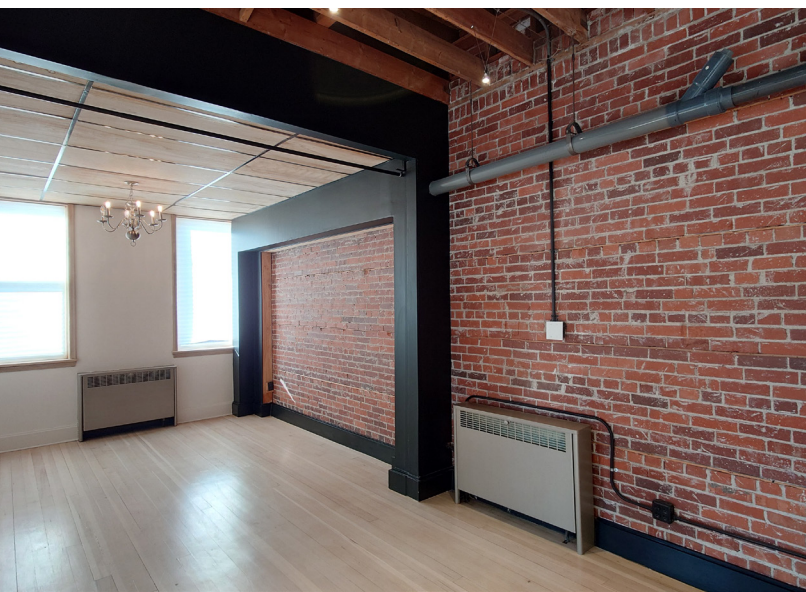
C1 - City Centre Commercial

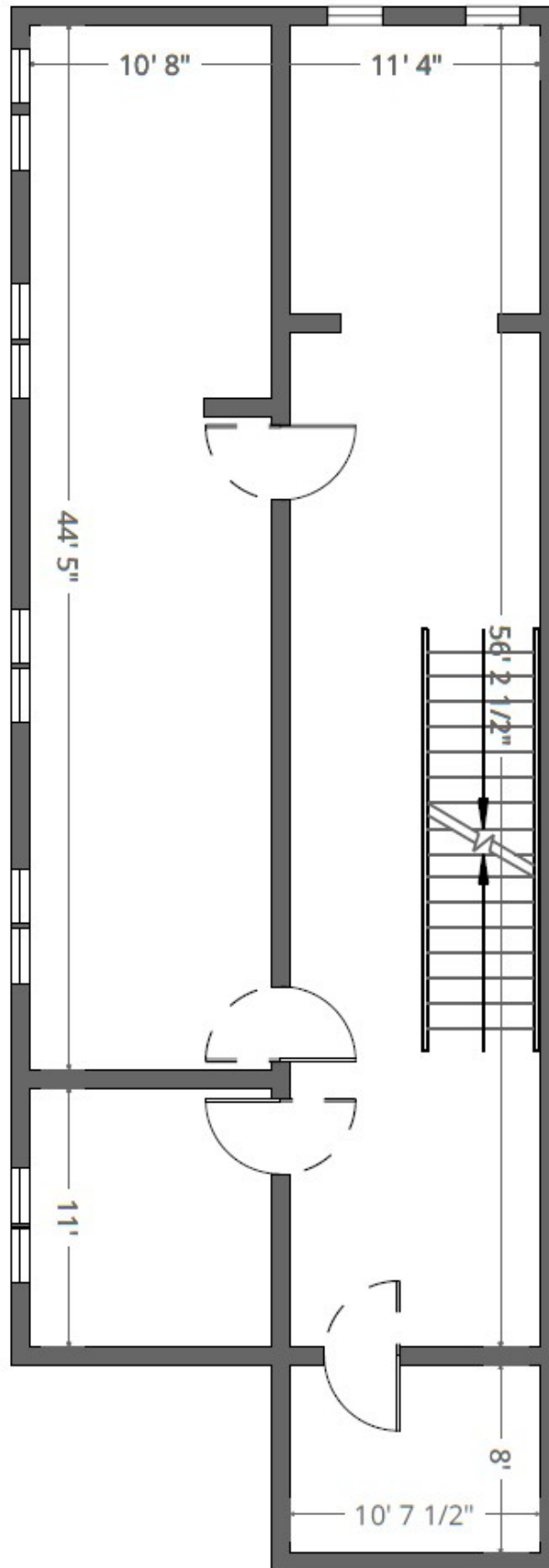
LOCATION

Downtown

POSSESSION

Negotiable







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