

**4805 48 Street  
Red Deer, Alberta****MLS # A2225667****\$800 per month****Division:** Downtown Red Deer**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 16,148 sq.ft.**Zoning:** C1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.15 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Great Location! Excellent downtown office/retail building. Great concrete block and steel construction. Handicap accessible. Good visual appearance, with very clean sight lines from downtown bus transfer point. Well maintained building suitable for corporate head office, or real estate investor. Total of 18 separate spaces w/19 doors. Viewings to be arranged. Across from future Red Deer Brand New City hall, lots of traffic. secure building with card lock system. Ground floor with exterior access, 2nd floor or 3rd floor also available. Approx 2340sqft; Elevator in the building; unit 102-103 asking \$800/month rent plus \$1442.95 operating cost per month; GST is payable by the tenants total \$2282.95 Ground floor facing City Hall. Same building we also have a basement unit #3 with 920 sqft for lease @ \$800/month include all operating cost. Also unit 204 with 975sqft asking \$1000 include all operating cost. Contact today to schedule a viewing.