



102, 5229 50 Avenue Red Deer, Alberta

MLS # A2259932



\$16 per sq.ft.

Division:	Downtown Red Deer
Туре:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	•
Bus. Name:	-
Size:	2,000 sq.ft.
Zoning:	C1
	Addl. Cost:
	Based on Year:

 Floors:
 Based on Year:

 Roof:
 Tar/Gravel
 Utilities:

 Exterior:
 Wood Frame
 Parking:

 Water:
 Lot Size:

 Sewer:
 Lot Feat:
 Back Lane, Corner Lot, Near Public Transit, Near Shoppi

Inclusions: Fridge

ATTRACTIVE, Class A PROFESSIONAL OFFICE SPACE W/ optional 13-PARKING STALL separate lot FOR LEASE OR SALE! This 2,000 SQ FT +/- , First-Class, END-CAP UNIT Office space, located right on GAETZ AVE SOUTH! Main-level GAETZ AVE FRONTAGE, featuring 7 generous offices, front reception w/ built in desk, 2 baths, a big boardroom w/ kitchenette, a server/ storage room as well as 6 common parking spots out front. Low condo fee's of \$367.88/month. (2024) Need more parking? OPTION TO LEASE OR BUY THE ADDITIONAL 25'x125' gravelled parking lot (4927-53 street) which has 13 stalls (can be rented @ \$60.00/month/stall) Listed at \$129,900.00. LEASE TOGETHER (or Sold together at \$429,800.00 total)or separate. Superb location with HIGH VISIBILITY and a traffic count, well over 7,000 cars/day. Visit REALTORS® website for more detailed information. Total leasing costs are \$3,453.35/month (\$16.00/PSF (\$2,666.67/month), plus \$4.72/PSF NNN costs (\$786.68) plus GST.