

**A105, 5212 48 Street  
Red Deer, Alberta****MLS # A2260523****\$24 per sq.ft.****Division:** Downtown Red Deer**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,182 sq.ft.**Zoning:** DC(6)**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.03 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

PROFESSIONALLY BUILT OUT OFFICE OR RETAIL SPACE- FOR SUBLEASE until Dec, 2027 w/ 5 year option to renew-This HIGH-END OFFICE/RETAIL UNIT has outstanding visibility & signage opportunities right onto Taylor drive and Ross Street,. A Marquee location right at the Heart of the Heritage Village Shopping Centre. Boasting the following features, this could be your businesses new home: Formerly E-WYN WEIGHT-LOSS, this quality-built out space, boasts 1181 SQ FT and is Turnkey. 30-day possession available! Large main building signage, Large east and west facing windows, 5 offices, Built-in desk/Front Reception, Waiting area and display space with slat wall for retail goods sales in place, Free staff and customer parking, throughout the complex Alarm system, Other Tenant's in the Complex includes McDonald's, Dental, Law & Dental, Chiropractic offices, Insurance Brokers And more. NNN's are estimated at \$13.15/sq.ft (incl. condo fee's / common area charges of \$652.57 & taxes of \$641.80/monthly)). Average power/gas bills are \$325/month with water/sewer averaging \$58/month. Total rent is \$3,656.18/month +GST/Utilities.