



## 4406 50 Avenue Red Deer, Alberta

n/a

Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

MLS # A2262206



## \$14 per sq.ft.

	Division:	Downtown Red Dee	er
	Туре:	Office	
	Bus. Type:	-	
	Sale/Lease:	For Lease	
	Bldg. Name:	Port o Call	
	Bus. Name:	-	
	Size:	26,000 sq.ft.	
	Zoning:	C1	
		Addl. Cost:	-
		Based on Year:	-
		Utilities:	-
		Parking:	-
		Lot Size:	3.40 Acres
		Lot Feat:	-

Lease space available on a number of different units of varying sizes. The property has 4 floors with space on the third or fourth floors. The building is the current home of the Healthy Heart Institute, is well located to the hospital and would be beneficial for medical practices, pharmacy and other medical industry partners. Square footage from 400 to 4000 square feet to accommodate any needs. Paid parking is available and the location has a view to the creek on the west. The landlord may be willing to do some leasehold improvements for the spaces. The property is currently undergoing substantial renovations and improvements to common areas and frontage.