

**4711 49 Avenue
Red Deer, Alberta****MLS # A2263083****\$10 per sq.ft.****Division:** Downtown Red Deer**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,825 sq.ft.**Zoning:** C-1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Located in the heart of Downtown Red Deer within close proximity of Sorensen Station, City Hall and the newly built Justice Centre, this 1,825 SF unit is available for lease. The unit features a wide-open retail space, one office, a storage room, and one washroom. There are large windows along the west side of the unit that bring in plenty of natural light. Parking is available on the east side of the building. This property offers excellent exposure to 49th Avenue, one of Red Deer's main thoroughfares, where thousands of cars pass by daily. Additional Rent is estimated at \$5.00 per square foot for the 2025 budget year. The property is under new ownership and exterior renovations are expected to begin in 2026.