

**5216 48 Avenue
Red Deer, Alberta**

MLS # A1008439



\$2,000 per month

Division: Downtown Red Deer

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 0 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: Off Street, Stall

Water: -

Lot Size: -

Sewer: -

Lot Feat: See Remarks

Inclusions: -

****Significant rate reduction!! Advertised rate is for Year 1 of a long term lease.** Truly a unique property and opportunity, located in downtown Red Deer. Situated on a corner lot, this structure was originally a residence however over time has been converted to office use. It has retained some of its earlier characteristics and features, then combines them with modern finishing and a layout which is functional for office or potentially other commercial uses. Featuring 3 fully developed floors, including the basement which was professionally built-out in 2017. The main floor area is 1,296sf and includes 4 rooms/offices (one could be a reception), kitchenette and washroom. The 2nd floor area is 1,070sf, with 4 rooms/offices plus a washroom. There's another approx 1,150sf in the basement with boardroom, 4 offices, kitchenette and 2 more washrooms. In total there's approx 3,500sf, 10+ rooms/offices, boardroom and 4 washrooms! Building is air conditioned. In addition to all this there are 12+ paved parking stalls included as well as metered parking on 2 sides. Close to a variety of services offered downtown. Very well-kept and attractively finished, the pride of ownership is shown. List Price is the monthly Net Rent, there will be Additional Rent (NNN), currently estimated at \$775.00/month. Property also available for Sale.**