

**101, 4320 50 Avenue  
Red Deer, Alberta**

**MLS # A2086481**



**\$20 per sq.ft.**

**Division:** Downtown Red Deer

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Creekside Professional Centre

**Bus. Name:** -

**Size:** 4,633 sq.ft.

**Zoning:** C-1

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

Located in the well maintained Creekside Professional Centre along Gaetz Avenue South, Unit 101 is 4,633 Rentable SF (3,893 usable SF) and features a reception and waiting area, multiple offices with windows, a staff lunchroom, a boardroom, a copy room, two washrooms, and an open work area. The building is equipped with an elevator, as well as a curved staircase in the lobby that takes you to the second floor. There is staff parking available behind the building and numerous shared parking stalls in the front. The building is professionally managed by Sunreal Property Management. Additional Rent is \$13.25 per square foot for the 2024-25 budget year.