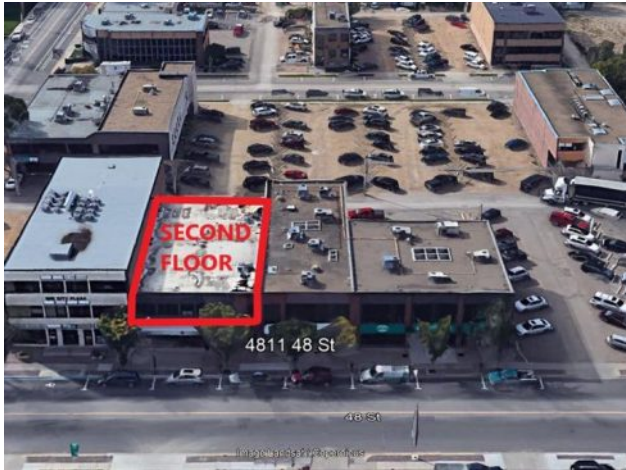


**2 floor, 4811 48 Street
Red Deer, Alberta**

MLS # A2101800



\$9 per sq.ft.

Division: Downtown Red Deer

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,440 sq.ft.

Zoning: C-1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat Torch Membrane

Exterior: Concrete

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: Back Lane, Street Lighting, Near Public Transit, Paved

Second floor unit is Ideally located for court services, lawyers offices, training or education, day care facility, File storage and retrieval businesses or any other use that provides services to the expanded justice services center. This building is directly across the street from the new court house. This sublease cost is a fraction of the price of the what it will cost in the new court house building. The location of this building makes it ideal for all of the services that will be required to support this new court house. The main downtown bus stop and parkade is across the street and next to the new court house. This transportation hub provides easy access for employees, clients, and customers 24/7. Lease cost breakdown including utilities as follows: Base rent 2724.00 + estimated additional rent 2006 total 4730 per month plus GST including utilities . Sub lease ends Mar 31 2026 . The head landlord offers several options after the sublease ends. Hurry don't miss this chance to secure your new office space across the street from the City of Red Deer's newest business opportunity.