

**304, 4719 48 Avenue
Red Deer, Alberta****MLS # A2179370****\$18 per sq.ft.****Division:** Downtown Red Deer**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** Thorncourt**Bus. Name:** -**Size:** 1,543 sq.ft.**Zoning:** C1**Heating:** Natural Gas, See Remarks**Floors:** -**Roof:** Flat Torch Membrane**Exterior:** Concrete, Metal Frame**Water:** -**Sewer:** -**Inclusions:** blinds/window coverings**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** 0.45 Acre**Lot Feat:** -

Listed in conjunction with MLS A2177506 and MLS 2179364. Located in the southeast corner of this building this space consists of a wide open room (previously used as boardroom) and an undeveloped storage room , This is a redevelopment space, the Landlord's possible layout would include 3-4 offices, meeting room, reception area with new T bar ceiling, LED lighting new flooring and paint. This space could be joined with space in 303 (1068 SF) Owner can provide space turnkey to the Tenant. Building is three story, original owner , built in 2001. Security system with key Fob access only for evenings and weekends, building is open to public Monday to Friday 7:30 a.m. to 5:30 p.m. Updates to building include new boilers in 2024, renovations to main lobby, hallways and washrooms 2019-2020; camera system installed in 2020. High speed internet to the building; Bell, Shaw/Rogers, and Telus. On site surface parking \$100 per stall per month. There are numerous additional off site parking options within 1 block radius of the building including City of Red Deer parkade (above transit terminal). Building is located 1 block from Red Deer Transit terminal. Current Tenants include Advocate Law, AUPE, Bridges Community Living and National Bank Common cost estimated for 2025 at \$12.30 per square foot inclusive of taxes, insurance and utilities.