

**110, 4828 53 Street
Red Deer, Alberta****MLS # A2201844****\$12 per sq.ft.****Division:** Downtown Red Deer**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,436 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Walking distance to downtown Red Deer on a quiet street that is adding new buildings and businesses regularly. Space is 1,436 sq ft with a separate office in the back and 2 piece bathroom. Staff parking at the back of the building. Common area costs are budgeted at \$7.50/sq ft/ year and include building insurance, taxes, exterior maintenance, parking lot maintenance and common area utilities. Tenant's heat and power are separately metered.