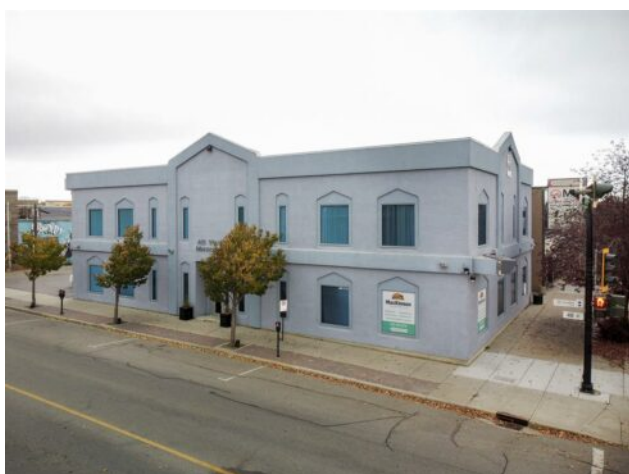


202, 4802 51 Avenue
Red Deer, Alberta

MLS # A2219510



\$12 per sq.ft.

Division: Downtown Red Deer

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: AEI

Bus. Name: -

Size: 1,701 sq.ft.

Zoning: C1

Heating: Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Discover the ideal workspace in the prestigious AEI Building, perfectly positioned on 51 Avenue South in downtown Red Deer. This 1,701 sq. ft. second-floor office space offers a professional, high-end environment with everything your business needs to thrive. **Key Features:** Spacious Layout: Includes 8 private offices, a large reception area, and a fully equipped kitchen/break room. **Turnkey Ready:** Beautifully finished and meticulously maintained—move in and start working right away! **Modern Amenities:** Otis elevator, a stunning spiral staircase, and two well-appointed washrooms in common areas. **Convenient Parking Options:** Limited monthly paid parking for tenants, plus on-street parking and a City parking lot directly across the street. **Flexible Leasing Options:** **Base Rent:** Starting at \$12/sq. ft. **Additional Rent (NNN):** Estimated at \$11.50/sq. ft., including utilities and common area maintenance. **Monthly Total:** Competitive pricing starting at \$3,331/month + GST. **Expand Your Space:** Looking for more room? Combine this suite with Suite 201 to add 4 additional offices or meeting rooms, giving your team even greater flexibility. **Prime Location:** Situated in a high-traffic consumer corridor, ensuring visibility and accessibility for clients and employees. Directly across the street from Original Joe's restaurant and a convenient City parking lot, offering easy access to dining and parking. This space must be seen to be fully appreciated! Perfect for businesses seeking a central location, professional ambiance, and hassle-free setup.