



1, 4418 50 Avenue  
Red Deer, Alberta

MLS # A2237745



**\$6 per sq.ft.**

**Division:** Downtown Red Deer

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,976 sq.ft.

**Zoning:** C1

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

This Downtown mixed use property is available for lease. The 1,976 SF space features a large storefront/reception area, two offices, a storage room, and a washroom, with large windows in the front that bring in plenty of natural light. The unit has recently undergone renovations including new vinyl flooring and fresh paint. This location is highly visible from 50th Avenue, with thousands of cars passing by daily. Introductory lease rate is for the first year of a long-term lease to a qualified Tenant. Additional Rent is estimated at \$9.50 per square foot for the 2025 budget year.