

4406 50 Avenue  
Red Deer, Alberta

MLS # A2262206



**\$14 per sq.ft.**

**Division:** Downtown Red Deer

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Port o Call

**Bus. Name:** -

**Size:** 26,000 sq.ft.

**Zoning:** C1

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 3.40 Acres

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** n/a

Lease space available on a number of different units of varying sizes. The property has 4 floors with space on the third or fourth floors. The building is the current home of the Healthy Heart Institute, is well located to the hospital and would be beneficial for medical practices, pharmacy and other medical industry partners. Square footage from 400 to 4000 square feet to accommodate any needs. Paid parking is available and the location has a view to the creek on the west. The landlord may be willing to do some leasehold improvements for the spaces. The property is currently undergoing substantial renovations and improvements to common areas and frontage.