

101, 4320 50 Avenue  
Red Deer, Alberta

MLS # A2086481



## \$20 per sq.ft.

**Division:** Downtown Red Deer

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Creekside Professional Centre

**Bus. Name:** -

**Size:** 5,762 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Located in the well maintained Creekside Professional Centre along Gaetz Avenue South, Unit 101 is 5,762 SF and spans over two floors. The main floor features a reception and waiting area, seven offices with windows, a staff lunchroom, a boardroom, a copy room, two washrooms, and an open work area. The second floor offers two additional offices, a large filing room, and another open work area. There is a stairwell in the unit for easy access to the second floor office space. The building is equipped with an elevator, as well as a curved staircase in the lobby that takes you to the second floor. There is staff parking available behind the building and numerous shared parking stalls in the front. The building is professionally managed by Sunreal Property Management. Additional Rent is \$12.00 per square foot for the 2023 budget year.