

102 & 103, 4707 50 Street  
Red Deer, Alberta

MLS # A2114803



## \$2 per sq.ft.

**Division:** Downtown Red Deer

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,800 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 Downtown along 50th (Ross) Street, this 3,800 SF double-unit is in shell state and ready for tenant improvements. This retail space features a wide-open area and large windows in front that bring in plenty of natural light. Staff parking is available behind the building and there is ample street parking directly in front for customers. The units can be leased together as a whole or demised into two separate spaces: Unit 102 at 2,000 SF and Unit 103 at 1,800 SF. The starting lease rate is \$2.00 per square foot for the first year of a long-term lease to a qualified tenant, with escalations, and a TIA may be negotiable. Additional Rent is \$9.00 per square foot for the 2024 budget year. This property offers high visibility with thousands of cars driving by daily. Unit 104 is also available for lease.