

**C6, 5580 45 Street  
Red Deer, Alberta**

**MLS # A2122983**



## \$14 per sq.ft.

**Division:** Capstone at Riverlands

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,335 sq.ft.

**Zoning:** CAP-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Located in the desirable Capstone area, this 1,335 SF unit is available for lease. The main floor features a reception area and waiting room, two private offices, two large additional rooms with sinks, a storage closet, and two washrooms. There is a staff lunchroom and additional storage on the second floor. Ample paved parking is available directly in front of the unit for staff and clients. Nearby businesses include Red Stag Barbershop, Cry Baby Hair Haus, and Troubled Monk Brewery. Additional Rent is \$8.00 per square foot for the 2024 budget year.