

302, 4702 49 Avenue  
Red Deer, Alberta

MLS # A2210132



**\$18 per sq.ft.**

**Division:** Downtown Red Deer

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,919 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

3918 sq ft of pristine office space located on the third floor of the MPE Building downtown Red Deer. This space is comprised of 7 large, private offices, all with large windows; 7 vestibule style workstations, large reception area, boardroom, file room, staff area, and 2 well appointed washrooms. The building has great visibility along 49th Ave and is situated at a diagonal to the city parkade, offering convenient access for both staff and visitors. 2 designated on-site parking stalls, metered parking along the south side of the building. Additional on-site parking available. Estimated NNN is \$7.00/sq ft annual, for an estimated total cost of \$8325.75/mo + GST and utilities.