

\$18 - 201, 4719 48 Avenue, Red Deer

MLS® #A2121090

\$18

0 Bedroom, 0.00 Bathroom,
Commercial on 0.45 Acres

Downtown Red Deer, Red Deer, Alberta

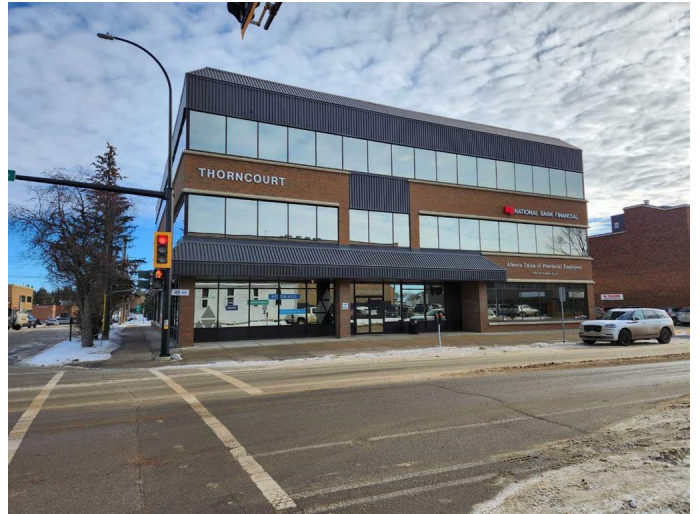
2nd floor office space , Class A Building located across from Red Deer's new courthouse and justice centre. 750 SF space has 1 large executive office, open reception / work station area , storage room with sink and small kitchenette. T bar ceiling and recessed 2 x4 florescent lighting. Space could be modified to include two offices with reception area.

Secure building -security system (key fob) with controlled access after hours and weekends. Recent upgrades to all common areas and washrooms -flooring, fixtures, lighting, and camera system; heating is radiant ceiling panels on perimeter; air distribution and reheat coils for internal areas; large, engineered air rooftop system provides cooling. High speed internet to the building; your choice - Bell, Shaw, and Telus. Surface, on site parking - one stall at \$100 per month; numerous additional off site parking options exist within 1 block radius of the building including City of Red Deer parkade above transit terminal. Ideal professional offices . Common Costs with taxes and insurance estimated at \$12.30 for 2025

Built in 2001

Essential Information

MLS® #	A2121090
Price	\$18



Bathrooms	0.00
Acres	0.45
Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	201, 4719 48 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3T1

Amenities

Parking Spaces	38
----------------	----

Interior

Heating	Natural Gas, See Remarks
Cooling	Full

Exterior

Roof	Flat Torch Membrane
Construction	Concrete, Metal Frame
Foundation	Slab

Additional Information

Date Listed	May 13th, 2024
Days on Market	362
Zoning	C1

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.