

# \$18 - 304, 4719 48 Avenue, Red Deer

MLS® #A2179370

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.45 Acres

Downtown Red Deer, Red Deer, Alberta

Listed in conjunction with MLS A2177506 and  
MLS 2179333 and MLS 217936.

Located in the southeast corner of this building  
this space consists of a wide open room (previously used as boardroom) and an undeveloped storage room, This is a redevelopment space, the Landlord's possible layout would include 3-4 offices, meeting room, reception area with new T bar ceiling, LED lighting new flooring and paint. This space could be joined with space in 303 (1068 SF) or added to unit 302t provide boardroom and storage function. Owner can provide space turnkey to the Tenant.

Building is three story, original owner, built in 2001. Security system with key Fob access only for evenings and weekends, building is open to public Monday to Friday 7:30 a.m. to 5:30 p.m. Updates to building include new boilers in 2024, renovations to main lobby, hallways and washrooms 2019-2020; camera system installed in 2020. High speed internet to the building; Bell, Shaw/Rogers, and Telus. On site surface parking with a ratio of 1: 600; \$100 per stall per month. There are numerous additional off site parking options within 1 block radius of the building including City of Red Deer parkade (above transit terminal). Building is located 1 block from Red Deer Transit terminal.

Current Tenants include Advocate Law, AUPE, Bridges Community Living and National Bank Common cost estimated for 2025 at \$12.30 per square foot inclusive of taxes, insurance



and utilities.

Built in 2001

### **Essential Information**

MLS® #	A2179370
Price	\$18
Bathrooms	0.00
Acres	0.45
Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	304, 4719 48 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3T1

### **Amenities**

Parking Spaces	38
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### **Interior**

Heating	Natural Gas, See Remarks
Cooling	Full

### **Exterior**

Roof	Flat Torch Membrane
Construction	Concrete, Metal Frame
Foundation	Slab

### **Additional Information**

Date Listed	November 12th, 2024
Days on Market	141
Zoning	C1

### **Listing Details**

Listing Office

Century 21 Maximum

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