

# \$13 - 4-4946, 53 Avenue Avenue, Red Deer

MLS® #A2186794

## \$13

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Red Deer, Alberta

1,671sqft with retail frontage and a LOADING DOCK! This is a Great Opportunity to lease an Air-Conditioned, MOVE-IN READY space beside SUPERSTORE. 29' of frontage with floor to ceiling windows allowing for lots of natural light. The unit is currently divided into a front retail showroom and rear storage attached to the loading dock. This unit is built out with a vestibule, reception counter, office and staff bathroom. Basic Rent starting at \$13.50/sqft + Common Area Costs. Common Area Costs for 2025 are estimated at \$5.51/sqft.

Built in 1959

## Essential Information

MLS® #	A2186794
Price	\$13
Bathrooms	0.00
Acres	0.00
Year Built	1959
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	4-4946, 53 Avenue Avenue
Subdivision	NONE
City	Red Deer
County	Red Deer



Province	Alberta
Postal Code	T4N5J9

### **Amenities**

Parking Spaces	80
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### **Interior**

Cooling	Full
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### **Additional Information**

Date Listed	January 21st, 2025
Days on Market	51
Zoning	DC- Direct Control Distri

### **Listing Details**

Listing Office	Sundance Realty & Management Inc.
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