

# \$7 - 3, 4418 50 Avenue, Red Deer

MLS® #A2201457

**\$7**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

Close to the heart of Downtown Red Deer, the Red Deer Regional Hospital, and on the corner of two arterial roads, this 2,103 SF space is available for lease. The unit includes an open showroom, office, reception area and a storage area with a separate entrance. Ample parking is available behind the building as well as in front for staff and customers. This introductory lease rate is for the first year of a long-term lease to a qualified tenant with annual escalations. Additional Rent is estimated at \$9.50 per square foot for the 2025 budget year.

Built in 1950

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2201457   |
| Price      | \$7        |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1950       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3, 4418 50 Avenue |
| Subdivision | Downtown Red Deer |
| City        | Red Deer          |
| County      | Red Deer          |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4N 3Z6 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 213              |
| Zoning         | C-1              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

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