

# \$12 - 11, 4801 51 Avenue, Red Deer

MLS® #A2002966

## \$12

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

Located in the heart of downtown Red Deer, this well maintained 1,399 SF end unit is perfect for retail or office use. The space is comprised of a wide-open area with built-in counter, 1 office, and an additional room. Common washrooms are accessible in the back. There are large windows in the front of the unit that provide lots of natural light. Pylon signage with exposure to 51 Avenue is available for \$55.00/month, plus GST. Parking on the property is for customers only, however there are several public parking facilities located nearby for tenants and staff. Additional Rent is estimated at \$8.84 for the 2025 budget year.

Built in 1951

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2002966   |
| Price      | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1951       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 11, 4801 51 Avenue |
| Subdivision | Downtown Red Deer  |



|             |          |
|-------------|----------|
| City        | Red Deer |
| County      | Red Deer |
| Province    | Alberta  |
| Postal Code | T4N 4H2  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2022 |
| Days on Market | 1113                 |
| Zoning         | C-1                  |

### **Listing Details**

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

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