

\$2 - 102 & 103, 4707 50 Street, Red Deer

MLS® #A2114803

\$2

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

Located Downtown along 50th (Ross) Street, this 3,800 SF double-unit is in shell state and ready for tenant improvements. This retail space features a wide-open area and large windows in front that bring in plenty of natural light. Staff parking is available behind the building and there is ample street parking directly in front for customers. The units can be leased together as a whole or demised into two separate spaces: Unit 102 at 2,000 SF and Unit 103 at 1,800 SF. The starting lease rate is \$2.00 per square foot for the first year of a long-term lease to a qualified tenant, with escalations, and a TIA may be negotiable. Additional Rent is \$9.00 per square foot for the 2024 budget year. This property offers high visibility with thousands of cars driving by daily. Unit 104 is also available for lease.

Built in 1965

Essential Information

MLS® #	A2114803
Price	\$2
Sold Price	\$6
Bathrooms	0.00
Acres	0.00
Year Built	1965
Type	Commercial
Sub-Type	Retail
Status	Sold



Community Information

Address	102 & 103, 4707 50 Street
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 1X3

Additional Information

Date Listed	March 15th, 2024
Date Sold	May 22nd, 2024
Days on Market	68
Zoning	C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Commercial Properties
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