

# \$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	22
Zoning	C1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.