

\$18 - 303_304, 4719 48 Avenue, Red Deer

MLS® #A2177506

\$18

0 Bedroom, 0.00 Bathroom,
Commercial on 0.45 Acres

Downtown Red Deer, Red Deer, Alberta

3rd Floor option now available in this Class A Office building located across from Red Deer's new courthouse and justice centre and located close to transit.

303 and 304 provide a combined 2611 Rentable Square feet or can be rented separately (see additional MLS Listings A2179364 and A2179370) Spaces can be modified to suit Tenant requirements and can be delivered turnkey to the Tenant.

On site surface parking stalls available; there are numerous additional off site parking options within 1 block radius of the building including City of Red Deer parkade (above transit terminal).

Original owner, building constructed in 2001; there are long term Tenants in the building dating back to 2002.

Pride of ownership in building; recent upgrades completed: new boiler in 2024, New Hot water tank in 2023; renovations to main lobby, hallways and washrooms completed in 2019-2020. Camera System installed in 2020. Tenant spaces have been upgraded as required.

High speed internet to the building; Bell, Shaw/Rogers, and Telus.

Building open to public Monday to Friday 7:30 a.m. to 5:30 p.m. Security system (key fob) with controlled access after hours and weekends.

Current Tenants include Advocate Law, AUPE, Bridges Community Living and National Bank Financial With the proximity to the new



courthouse this space would be ideally situated for law practices.

Built in 2001

Essential Information

MLS® #	A2177506
Price	\$18
Bathrooms	0.00
Acres	0.45
Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	303_304, 4719 48 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3T1

Amenities

Parking Spaces	38
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Interior

Heating	Natural Gas, See Remarks
Cooling	Full

Exterior

Roof	Flat Torch Membrane
Construction	Concrete, Metal Frame
Foundation	Slab

Additional Information

Date Listed	November 12th, 2024
Days on Market	334

Zoning C1

Listing Details

Listing Office Century 21 Maximum

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