

# \$18 - 201, 4719 48 Avenue, Red Deer

MLS® #A2121090

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.45 Acres

Downtown Red Deer, Red Deer, Alberta

2nd floor office space , Class A Building located across from Red Deer's new courthouse and justice centre. 750 SF space has 1 large executive office, open reception / work station area , storage room with sink and small kitchenette. T bar ceiling and recessed 2 x4 florescent lighting. Space could be modified to include two offices with reception area.

Secure building -security system (key fob) with controlled access after hours and weekends. Recent upgrades to all common areas and washrooms -flooring, fixtures, lighting, and camera system; heating is radiant ceiling panels on perimeter; air distribution and reheat coils for internal areas; large, engineered air rooftop system provides cooling. High speed internet to the building; your choice - Bell, Shaw, and Telus.

Surface, on site parking - one stall at \$100 per month; numerous additional off site parking options exist within 1 block radius of the building including City of Red Deer parkade above transit terminal.

Ideal professional offices . Common Costs with taxes and insurance estimated at \$12.30 for 2025

Built in 2001

## Essential Information

MLS® #	A2121090
Price	\$18



Bathrooms	0.00
Acres	0.45
Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	201, 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	May 13th, 2024
Days on Market	325
Zoning	C1

### **Listing Details**

Listing Office	Century 21 Maximum
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