



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

202, 4802 51 Avenue  
Red Deer, Alberta

MLS # A2219510



**\$12 per sq.ft.**

**Division:** Downtown Red Deer

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** AEI

**Bus. Name:** -

**Size:** 1,701 sq.ft.

**Zoning:** C1

**Heating:** Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Discover the ideal workspace in the prestigious AEI Building, perfectly positioned on 51 Avenue South in downtown Red Deer. This 1,701 sq. ft. second-floor office space offers a professional, high-end environment with everything your business needs to thrive. Key Features: Spacious Layout: Includes 8 private offices, a large reception area, and a fully equipped kitchen/break room. Turnkey Ready: Beautifully finished and meticulously maintained—move in and start working right away! Modern Amenities: Otis elevator, a stunning spiral staircase, and two well-appointed washrooms in common areas. Convenient Parking Options: Limited monthly paid parking for tenants, plus on-street parking and a City parking lot directly across the street. Flexible Leasing Options: Base Rent: Starting at \$12/sq. ft. Additional Rent (NNN): Estimated at \$11.50/sq. ft., including utilities and common area maintenance. Monthly Total: Competitive pricing starting at \$3,331/month + GST. Expand Your Space: Looking for more room? Combine this suite with Suite 201 to add 4 additional offices or meeting rooms, giving your team even greater flexibility. Prime Location: Situated in a high-traffic consumer corridor, ensuring visibility and accessibility for clients and employees. Directly across the street from Original Joe's restaurant and a convenient City parking lot, offering easy access to dining and parking. This space must be seen to be fully appreciated! Perfect for businesses seeking a central location, professional ambiance, and hassle-free setup.