



GRASSROOTS
REALTY GROUP

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102, 5229 50 Avenue
Red Deer, Alberta

MLS # A2234014



\$16 per sq.ft.

Division:	Downtown Red Deer
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,000 sq.ft.
Zoning:	C1

Heating:	Natural Gas, See Remarks	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Tar/Gravel	Utilities:	-
Exterior:	Wood Frame	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Back Lane, Corner Lot, Near Public Transit, Near Shopping
Inclusions:	N/A		

ATTRACTIVE, Class A PROFESSIONAL OFFICE SPACE W/ optional 13-PARKING STALL separate lot (individually titled) FOR LEASE! This 2,000 SQ FT +/- , First-Class, END-CAP UNIT Office space, located right on GAETZ AVE SOUTH! Main-level GAETZ AVE FRONTAGE, featuring 7 generous offices, front reception w/ built in desk, 2 baths, a big boardroom w/ kitchenette, a server/ storage room as well as 6 common parking spots out front. Low condo fee's of \$367.88/month. (2024) Need more parking? OPTION TO LEASE OR BUY THE ADDITIONAL 25'x125' gravelled parking lot (4927-53 street) which has 13 stalls (can be rented @ \$60.00/month/stall) Listed at \$149,900.00. LEASE TOGETHER (or Sold \$469,800.00 total)or separate. Superb location with HIGH VISIBILITY and a traffic count, well over 7,000 cars/day. Visit REALTORS® website for more detailed information. Total leasing costs are \$3,453.35/month (\$15.00/PSF (\$2,666.67/month), plus \$4.72/PSF NNN costs (\$786.68) plus GST.