



GRASSROOTS
REALTY GROUP

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

4, 4910 45 Street
Red Deer, Alberta

MLS # A2256621



\$10 per sq.ft.

Division: Downtown Red Deer

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,832 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime second-storey office space located along high-traffic Gaetz Avenue, offering excellent visibility and accessibility for clients and staff. This well-laid-out unit provides 2,500 sq. ft. of versatile space, making it ideal for a variety of professional or administrative uses. A welcoming reception area has a built-in desk to greet clients and create a professional first impression. There are 9 private offices: 6 have large windows that provide plenty of natural light. A kitchen space, 2 washrooms and dedicated storage area complete the space. With its strategic location, generous floor plan, and functional layout, this space is well-suited for businesses seeking a bright, professional, and easily accessible workplace in the heart of the city. Rents are \$10/sq ft/yr (\$2083.33/mo.) plus \$9.75/sq ft/yr Common Area Expenses (2,031.25/mo.) for a total of \$4,114.58/mo. plus utilities (HVAC and power)