



GRASSROOTS
REALTY GROUP

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107 & 108, 4836 50 Street
Red Deer, Alberta

MLS # A2261225



\$1,950 per month

Division: Downtown Red Deer

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Historic Court House

Bus. Name: -

Size: 833 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.02 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Don't miss this chance on this Unique Leasing Experience in Red Deer's NOSTALGIC ORIGINAL COURTHOUSE.. Built in 1930, dawned with all the ORIGINAL MILLWORK, and HISTORIC MEMORABILIA throughout the Main Floor Lobby ~ Attractive Landscaping all around ~Designated parking space available- High Exposure & Convenient Location on the corner of Ross & Gaetz Ave...The "HEART OF DOWNTOWN RED DEER". Featuring an Open concept professional office work-space, 2-place open reception and sitting area, two offices, file storage area included of approximately 80 sq ft (unit #107) , copier/ kitchenette area, boasting 833 SQ FT , three common-area bathrooms all configured in historical design and traditional materials in keeping with the style of the building. Brand new boiler heating system, utilities and common area costs ALL INCLUDED! ~ Currently configured, decorated and equipped as a law firm office ~ Original brick walls and hardwood floors throughout ~ Custom Millwork that reflects the original finishings of that building and era ~ Located one block from the present Red Deer Courthouse. Directly across from the city Hall, park and garden areas with numerous public parking options right out front of the main building. Acquire this previous law practice office space and all the history that goes with it to boot! .All that's missing is a new professional office space tenant. \$1,950/month plus GST ALL IN. Option to purchase out right as well. see MLS A2263581 listed at \$199,500 for details.