



GRASSROOTS
REALTY GROUP

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4406 50 Avenue
Red Deer, Alberta

MLS # A2262206



\$14 per sq.ft.

Division: Downtown Red Deer

Type: Office

Bus. Type: Health Services

Sale/Lease: For Lease

Bldg. Name: Port o Call

Bus. Name: -

Size: 26,000 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.40 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

Lease space available on a number of different units of varying sizes. The property has 4 floors with 1000 sq ft space on the third or approx 5000 on the fourth floor. The building is the current home of the Healthy Heart Institute, is well located to the hospital and would be beneficial for medical practices, pharmacy and other medical industry partners. Paid parking is available and the location has a view to the creek on the west. The landlord may be willing to do some leasehold improvements for the spaces. The property is currently undergoing substantial renovations and improvements to common areas and frontage.