



**GRASSROOTS**  
REALTY GROUP

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

**4911 51 Street  
Red Deer, Alberta**

**MLS # A1133879**



**\$19 per sq.ft.**

**Division:** Downtown Red Deer

**Type:** Office

**Bus. Type:** Other, Professional/Office, Retail

**Sale/Lease:** For Lease

**Bldg. Name:** First Red Deer Place

**Bus. Name:** -

**Size:** 9,500 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** -

Exceptionally clean, well cared for, professionally managed, secured six storey office building located in the heart of downtown Red Deer, one block north of Ross Street on the corner of 51st Street. The available spaces include the main floor at 6,827.63 +/- SF at \$19.00 per SF; second floor at 6,048 SF at \$14.00 per SF; third floor 2,238 &plusmn; SF at \$14.00 per SF; fourth floor 9,500 &plusmn; at \$14.00 per SF; and fifth floor 1,900 SF at \$14.00 per SF. The Additional Rent amount is \$11.00 per SF for the 2025 budget year, which includes utilities and security. Underground parking stalls are available at a rate of \$150.00 per month, surface parking stalls available at a rate of \$125.00 per month.