



GRASSROOTS
REALTY GROUP

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**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: C-1

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 ± 3,806 SF at \$19.00 per SF; third floor ± 2,238 SF at \$14.00 per SF; and fourth floor ± 6,000 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.