



GRASSROOTS
REALTY GROUP

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

201, 4719 48 Avenue
Red Deer, Alberta

MLS # A2121090



\$18 per sq.ft.

Division: Downtown Red Deer

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Thorncourt

Bus. Name: -

Size: 750 sq.ft.

Zoning: C1

Heating: Natural Gas, See Remarks

Floors: -

Roof: Flat Torch Membrane

Exterior: Concrete, Metal Frame

Water: -

Sewer: -

Inclusions: USE OF CUREENT WINDOW COVERINGS

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.45 Acre

Lot Feat: -

2nd floor office space , Class A Building located across from Red Deer's new courthouse and justice centre. 750 SF space has 1 large executive office, open reception / work station area , storage room with sink and small kitchenette. T bar ceiling and recessed 2 x4 florescent lighting. Space could be modified to include two offices with reception area. Secure building -security system (key fob) with controlled access after hours and weekends. Recent upgrades to all common areas and washrooms -flooring, fixtures, lighting, and camera system; heating is radiant ceiling panels on perimeter; air distribution and reheat coils for internal areas; large, engineered air rooftop system provides cooling. High speed internet to the building; your choice - Bell, Shaw, and Telus. Surface, on site parking - one stall at \$100 per month; numerous additional off site parking options exist within 1 block radius of the building including City of Red Deer parkade above transit terminal. Ideal professional offices . Common Costs with taxes and insurance estimated at \$12.30 for 2025