



GRASSROOTS
REALTY GROUP

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3rd floor, 4719 48 Avenue
Red Deer, Alberta

MLS # A2177506



\$18 per sq.ft.

Division: Downtown Red Deer

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Thorncourt

Bus. Name: -

Size: 8,766 sq.ft.

Zoning: C1

Heating: Natural Gas, See Remarks

Floors: -

Roof: Flat Torch Membrane

Exterior: Concrete, Metal Frame

Water: -

Sewer: -

Inclusions: Current improvements, built ins, blinds and window coverings

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.45 Acre

Lot Feat: -

3rd Floor options now available in this Class A Office building located across from Red Deer's new courthouse and justice centre and located close to transit. Entire floor is available for lease, a variety of spaces available ("as is" ranging from 1068 SF to 6155 SF). Layouts currently have a mix of private offices and open workspaces, extensive windows with lots of natural lighting on all sides of the building. The entire floor spaces were updated in 2019 including LED Lighting, new flooring and paint. Spaces can be modified to suit and can be delivered turnkey to the Tenant. On site surface parking with a ratio of 1: 600; there are numerous additional off site parking options within 1 block radius of the building including City of Red Deer parkade (above transit terminal). Original owner, building constructed in 2001; there are long term Tenants in the building dating back to 2002. Pride of ownership in building; recent upgrades completed: new boiler in 2024, New Hot water tank in 2023; renovations to main lobby, hallways and washrooms completed in 2019-2020. Camera System installed in 2020. Tenant spaces have been upgraded as required. High speed internet to the building; Bell, Shaw/Rogers, and Telus. Building open to public Monday to Friday 7:30 a.m. to 5:30 p.m. Security system (key fob) with controlled access after hours and weekends. Current Tenants include Advocate Law, AUPE, Bridges Community Living and National Bank Financial. With the proximity to the new courthouse this space would be ideally situated for law practices. Previous uses would include general insurance offices, accounting professionals.