



**GRASSROOTS**  
REALTY GROUP

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

**303\_304, 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:** 25,257 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 option now available in this Class A Office building located across from Red Deer's new courthouse and justice centre and located close to transit. 303 and 304 provide a combined 2611 Rentable Square feet or can be rented separately (see additional MLS Listings A2179364 and A2179370) Spaces can be modified to suit Tenant requirements and can be delivered turnkey to the Tenant. On site surface parking stalls available; 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.