



**GRASSROOTS**  
REALTY GROUP

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302, 4719 48 Avenue  
Red Deer, Alberta

MLS # A2179333



**\$18 per sq.ft.**

**Division:** Downtown Red Deer

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Thorncourt

**Bus. Name:** -

**Size:** 6,155 sq.ft.

**Zoning:** C1

**Heating:** Natural Gas, See Remarks

**Floors:** -

**Roof:** Flat Torch Membrane

**Exterior:** Concrete, Metal Frame

**Water:** -

**Sewer:** -

**Inclusions:** blinds and window coverings existing appliances in kitchen area

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.45 Acre

**Lot Feat:** -

Listed in conjunction with MLS A2177506. Current configuration and leaseholds as shown. This space is 6155 square feet and is on the west, north and south side of the building. Extensive windows with lots of natural light, the west and north sides provide a view of Red Deer's new Court House and Justice Centre. Current configuration is a mix of private offices and open space work areas, a kitchenette and large file room/ data room. The space has the choice of three different entrances from the hallway with entrances located just off the elevator for easy access. Redecorating to this space was completed in 2019, new flooring, paint and LED Lighting installed for previous Tenant. Space can be modified or expanded with other spaces on third floor. Owner can provide turn key to the Tenant. Building is three story, original owner, built in 2001. Security system with key Fob access only for evenings and weekends, building is open to public Monday to Friday 7:30 a.m. to 5:30 p.m. Updates to building include new boilers in 2024, renovations to main lobby, hallways and washrooms 2019-2020; camera system installed in 2020. High speed internet to the building; Bell, Shaw/Rogers, and Telus. On site surface parking with a ratio of 1: 600; \$100 per stall per month. There are numerous additional off site parking options within 1 block radius of the building including City of Red Deer parkade (above transit terminal). Building is located 1 block from Red Deer Transit terminal. Current Tenants include Advocate Law, AUPE, Bridges Community Living and National Bank. Common cost estimated for 2025 at \$12.30 per square foot inclusive of taxes, insurance and utilities.