



**GRASSROOTS**  
REALTY GROUP

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303, 4719 48 Avenue  
Red Deer, Alberta

MLS # A2179364



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

**Division:** Downtown Red Deer

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Thorncourt

**Bus. Name:** -

**Size:** 1,068 sq.ft.

**Zoning:** C1

**Heating:** Natural Gas, See Remarks

**Floors:** -

**Roof:** Flat Torch Membrane

**Exterior:** Concrete, Metal Frame

**Water:** -

**Sewer:** -

**Inclusions:** blinds/window coverings

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.45 Acre

**Lot Feat:** -

Listed in conjunction with MLS A2177506 and MLS 2179333. Current configuration and leaseholds as shown. 1068 square feet and is on the east side of the building. Wide open space with a storage/utility room with counter top and cabinet storage. Newer flooring paint and LED Lighting installed in 2019, Space can be modified or expanded with other spaces on third floor. Owner can provide turnkey 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.