



**GRASSROOTS**  
REALTY GROUP

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304, 4719 48 Avenue  
Red Deer, Alberta

MLS # A2179370



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

**Division:** Downtown Red Deer

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Thorncourt

**Bus. Name:** -

**Size:** 1,543 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 and MLS 217936. Located in the southeast corner of this building this space consists of a wide open room ( previously used as boardroom) and an undeveloped storage room , This is a redevelopment space, the Landlord's possible layout would include 3-4 offices, meeting room, reception area with new T bar ceiling, LED lighting new flooring and paint. This space could be joined with space in 303 ( 1068 SF) or added to unit 302 to provide boardroom and storage function. Owner can provide space 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.