



**GRASSROOTS**  
REALTY GROUP

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170, 4828 53 Street  
Red Deer, Alberta

MLS # A2180128



**\$12 per sq.ft.**

**Division:** Downtown Red Deer

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Watson Centre

**Bus. Name:** -

**Size:** 1,320 sq.ft.

**Zoning:** C1

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Flat Torch Membrane

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.04 Acre

**Lot Feat:** -

1,320 sq ft retail or office space in the Watson Centre downtown - end unit close to 49 Ave with excellent exposure to high traffic volumes.

Lots of windows, and signage facing 49 Avenue and 53 Street. Ample parking at rear. Property is vacant. Common area costs are budgeted at \$7.50/sq ft/year and include building insurance, taxes, exterior maintenance, parking lot maintenance and common area utilities. Tenant's heat and power are separately metered.