



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

110, 4828 53 Street  
Red Deer, Alberta

MLS # A2201844



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

**Division:** Downtown Red Deer

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,436 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

Walking distance to downtown Red Deer on a quiet street that is adding new buildings and businesses regularly. Space is 1,436 sq ft with a separate office in the back and 2 piece bathroom. Staff parking at the back of the building. 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.