



**GRASSROOTS**  
REALTY GROUP

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302, 4702 49 Avenue  
Red Deer, Alberta

MLS # A2210132



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

Division: Downtown Red Deer

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,919 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

3918 sq ft of pristine office space located on the third floor of the MPE Building downtown Red Deer. This space is comprised of 7 large, private offices, all with large windows; 7 vestibule style workstations, large reception area, boardroom, file room, staff area, and 2 well appointed washrooms. The building has great visibility along 49th Ave and is situated at a diagonal to the city parkade, offering convenient access for both staff and visitors. 2 designated onsite parking stalls, metered parking along the south side of the building. Additional onsite parking available. Estimated NNN is \$7.00/sq ft annual, for an estimated total cost of \$8325.75/mo + GST and utilities.