

# \$10 - 4711 49 Avenue, Red Deer

MLS® #A2189417

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

Located in the heart of Downtown Red Deer within close proximity of Sorensen Station, City Hall and the newly built Justice Centre, this 1,825 SF unit is available for lease. The unit features a wide-open retail space, one office, a storage room, and one washroom. There are large windows along the west side of the unit that bring in plenty of natural light. Parking is available on the east side of the building. This property offers excellent exposure to 49th Avenue, one of Red Deer's main thoroughfares, where thousands of cars pass by daily. Additional Rent is estimated at \$3.95 per square foot for the 2025 budget year.

Built in 1967

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2189417   |
| Price      | \$10       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1967       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4711 49 Avenue    |
| Subdivision | Downtown Red Deer |
| City        | Red Deer          |



|             |          |
|-------------|----------|
| County      | Red Deer |
| Province    | Alberta  |
| Postal Code | T4N 3W9  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 28th, 2025 |
| Days on Market | 198                |
| Zoning         | C-1                |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

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