

\$13 - 4-4946, 53 Avenue Avenue, Red Deer

MLS® #A2186794

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Red Deer, Alberta

1,671sqft with retail frontage and a LOADING DOCK! This is a Great Opportunity to lease an Air-Conditioned, MOVE-IN READY space beside SUPERSTORE. 29' of frontage with floor to ceiling windows allowing for lots of natural light. The unit is currently divided into a front retail showroom and rear storage attached to the loading dock. This unit is built out with a vestibule, reception counter, office and staff bathroom. Basic Rent starting at \$13.50/sqft + Common Area Costs. Common Area Costs for 2025 are estimated at \$5.51/sqft.

Built in 1959

Essential Information

| | |
|------------|------------|
| MLS® # | A2186794 |
| Price | \$13 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1959 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 4-4946, 53 Avenue Avenue |
| Subdivision | NONE |
| City | Red Deer |
| County | Red Deer |



| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T4N5J9 |

Amenities

| | |
|----------------|----|
| Parking Spaces | 80 |
|----------------|----|

Interior

| | |
|---------|------|
| Cooling | Full |
|---------|------|

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | January 21st, 2025 |
| Days on Market | 96 |
| Zoning | DC- Direct Control Distri |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Sundance Realty & Management Inc. |
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