

AVAILABLE



**4802 51 Avenue, Unit 102
Red Deer, AB T4N 4H3**

897
SQUARE FEET

Main Floor High Traffic Office Building

Unit 102, AEI Office Building in Downtown Red Deer.

Suite 102 is comprised of 897sq ft of high-end office space in the AEI building in downtown Red Deer. The space is comprised of 5 offices and a large reception area. The main floor common areas include an elevator to the second floor, a west secure entrance and an east secure entrance. The main floor showcases a spiral staircase and has two well-appointed washrooms. The building is secure and well-kept. Space is move-in ready! NNN fees are estimated at \$11.25/sq.ft Includes utilities. With C1 zoning this space can be used for offices, medical & health services and more. With plenty of street parking and across from a large public lot,

AVAILABILITY: IMMEDIATE

HIGHLIGHTS

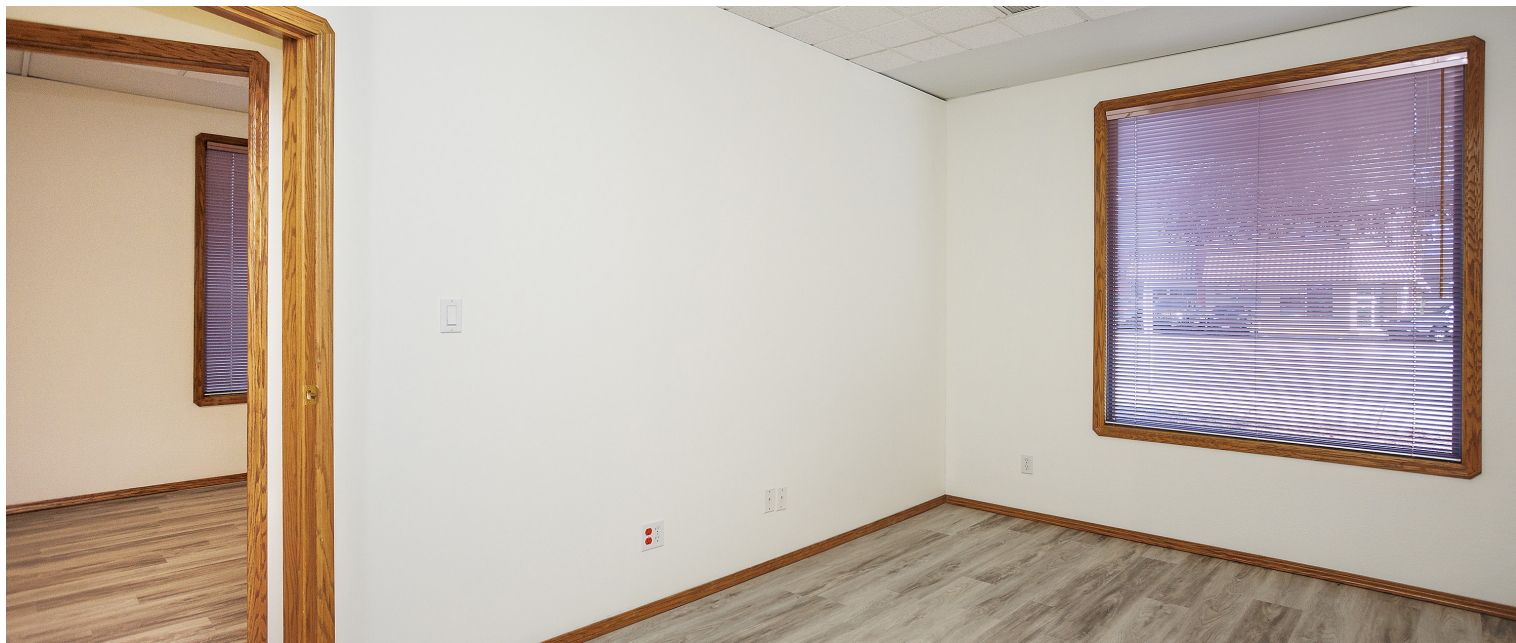
- 5 Office/Treatment/Client Rooms
- Large Receptions Area
- Main Floor Barrier Free Access
- Secure Building
- Ample Parking

Patrick Galeslout
BROKER/OWNER
patrick.galeslout@century21.ca
patrickgaleslout.com/
(403) 357-9142

CENTURY 21 Advantage
#206 - 4807-50th (Gaetz)
Ave.
Red Deer, AB T4N 4A5

CENTURY 21.
Advantage

4802 51 Avenue, Unit 102 Red Deer, AB T4N 4H3



Move In Ready

The building is well-kept and secure. Unit 102 has been updated with Neutral decor throughout and low-maintenance vinyl plank flooring. It features a total of 5 office spaces which can be used for treatment rooms, client meeting rooms or other uses. With C1 zoning remodelling to meet your business needs is always an option. Each office is generously sized and features the same neutral decor. The common area included secure east-facing and west-facing entrances. It also has two main-floor washrooms. Main floor offices have large windows that face east and the high-traffic main avenue through Red Deer, 51 Avenue South. Located near major banking, restaurants and more.



Patrick Galeslout

BROKER/OWNER

patrick.galeslout@century21.ca

patrickgaleslout.com/

(403) 357-9142

CENTURY 21 Advantage
#206 - 4807-50th (Gaetz) Ave.
Red Deer, AB T4N 4A5

CENTURY 21.
Advantage



NOT INTENDED TO SOLICIT PROPERTIES CURRENTLY LISTED FOR SALE OR BUYERS UNDER CONTRACT. THE TRADEMARKS MLS®, MULTIPLE LISTING SERVICE® AND THE ASSOCIATED LOGOS IDENTIFY PROFESSIONAL SERVICES RENDERED BY REALTOR® MEMBERS OF CREA TO AFFECT THE PURCHASE, SALE AND LEASE OF REAL ESTATE AS PART OF A COOPERATIVE SELLING SYSTEM. THE TRADEMARKS REALTOR®, REALTORS® AND THE REALTOR® LOGO ARE CONTROLLED BY THE CANADIAN REAL ESTATE ASSOCIATION (CREA) AND IDENTIFY REAL ESTATE PROFESSIONALS WHO ARE MEMBERS OF CREA. USED UNDER LICENSE. SHOULD THIS PROPERTY MARKETING PIECE INCLUDE A DDF LISTING THEN: THIS LISTING CONTENT PROVIDED BY REALTOR.CA HAS BEEN LICENSED BY REALTOR® MEMBERS OF THE CANADIAN REAL ESTATE ASSOCIATION. INDEPENDENTLY OWNED AND OPERATED. ®/™ TRADEMARKS OWNED BY CENTURY 21 REAL ESTATE LLC USED UNDER LICENSE OR AUTHORIZED SUB-LICENSE. © 2022 CENTURY 21 CANADA LIMITED PARTNERSHIP. ©2022 MoxiWorks.