

AVAILABLE



**4802 51 Avenue, Unit 202
Red Deer, AB T4N 4H3**

**1701
SQUARE FEET**

Second Floor High Traffic Office Building

Unit 202, AEI Office Building in Downtown Red Deer.

1701 sq ft of high-end second-floor office space located in the AEI building in downtown Red Deer. Space is comprised of 8 offices, a large reception area and a large kitchen/break room. Offices are nicely finished, well kept and move-in ready. Common areas include the Otis elevator, the main floor entrance with a spiral staircase, and two well-appointed washrooms. This space and building must be seen to be appreciated! NNN fees are estimated at \$11.25/sq.ft Includes utilities. Limited monthly paid parking is available.

AVAILABILITY: IMMEDIATE

HIGHLIGHTS

- 8 Office/Treatment/Client Rooms
- Large Reception Area
- Large Employee Break/Lunch Room
- Otis Elevator & Spiral Staircase
- Barrier Free Access
- Secure Building
- Ample Parking
- Upated HVAC and Maintained Building

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

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Move In Ready

The AEI building is well-kept and secure. Unit 202 has been updated with light-coloured decor throughout. It features a total of 8 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 tasteful decor. The common area includes secure east-facing and west-facing entrances. It also has two washrooms on the 2nd floor. The offices all have large windows that face East and South for excellent views and exposure. The building is located on the corner of Alexander way (48 Street) and a high-traffic main avenue through Red Deer, 51 Avenue South. Located near major banking, restaurants and more.



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