

# \$20 - 230 4919 59 Street, Red Deer

MLS® #A2163042

**\$20**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Riverside Light Industrial Park, Red Deer,  
Alberta

Premium Two-Storey Office Plaza for Lease  
â€“ Unmatched Visibility on Gaetz Avenue

Position your business in one of Red Deerâ€™s most high-profile locations! This newly renovated two-storey office plaza is situated between the northbound and southbound lanes of Gaetz Avenue, offering incredible exposure to heavy automotive traffic. Overlooking the Red Deer River, this plaza is the perfect professional setting for businesses that demand both style and visibility.

Flexible Office Spaces to Suit Your Needs.  
\*FINISHED OFFICE WAS FOR SHOW  
PURPOSES ONLY\*

With spaces available from 1,352 sq. ft. to 10,321 sq. ft., you can customize your office layout to meet your specific requirements. This property is perfect for a wide range of professional services, including healthcare providers, registries, accounting firms, financial institutions, and businesses that thrive on high-traffic locations.

Generous Tenant Improvement Incentives

Take advantage of a tenant improvement incentive of \$80.00 per square foot with a signed 10-year lease commitment. Whether you're looking for a turnkey solution or want to



tailor the space to fit your brand, we can accommodate your needs.

#### Key Features:

Turnkey options available for immediate setup  
Reserved parking available and included in your lease

Elegant, modern interiors designed for a professional business atmosphere

Ideal exposure on one of Red Deer's busiest roads with high daily traffic flow

Scenic views of the Red Deer River, adding a touch of prestige to your office environment

Easy client access and ample parking for staff and visitors

This is an exceptional opportunity for professional offices looking for a strategic, high-visibility location to grow and thrive.

Whether you're in healthcare, finance, legal services, or any business that requires significant daily exposure, this office plaza is the ideal choice for your next base of operations.

Built in 1977

#### Essential Information

MLS® #	A2163042
Price	\$20
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Office
Status	Active

#### Community Information

Address	230 4919 59 Street
Subdivision	Riverside Light Industrial Park
City	Red Deer

County	Red Deer
Province	Alberta
Postal Code	T4N6C9

### **Interior**

Heating	Boiler, Forced Air, Natural Gas, Baseboard, Zoned
---------	---

### **Additional Information**

Date Listed	October 15th, 2024
-------------	--------------------

Days on Market	170
----------------	-----

### **Listing Details**

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.