

\$10 - 201, 4802 51 Avenue, Red Deer

MLS® #A2186309

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 0.19 Acres

Downtown Red Deer, Red Deer, Alberta

Elevate your business with this premium 680 sq. ft. second-floor office space in the prestigious AEI Building, ideally situated in the heart of downtown Red Deer.

Space Features:

Layout: 3 private offices, 1 boardroom, and a small reception area.

Common Areas: Access to a secure main floor entrance with a stunning spiral staircase, an elevator, and two well-appointed washrooms.

Condition: The space is move-in ready, saving you time and hassle.

Additional Options:

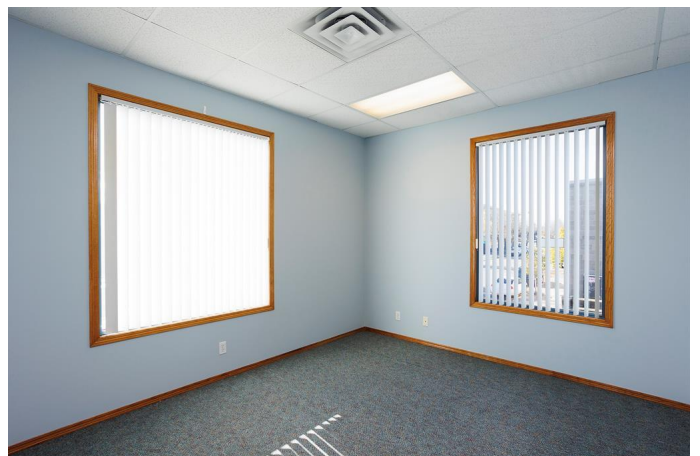
This suite can be combined with Suite 202, creating a larger office space that includes 11 offices, a spacious reception area, and a full kitchen/break room, perfect for expanding businesses.

Lease Terms and Amenities:

The rent starts at \$10/sqft with the Additional Rent: Estimated at \$11.25/sq. ft., including utilities, for a monthly total of \$1,205/month.

Parking: Limited monthly paid parking is available for tenants. With additional access to on-street parking and a City lot across the street.

Secure and Well-Maintained: Join a professional community in a secure, meticulously cared for building.



Prime Location:

Situated downtown, the AEI Building offers easy access to Red Deer's business core, local amenities, and major transit routes, providing unparalleled convenience for employees and clients.

Take the Next Step

Whether you're a growing business or an established enterprise, this office space is designed to meet your needs.

Built in 1997

Essential Information

MLS® #	A2186309
Price	\$10
Bathrooms	0.00
Acres	0.19
Year Built	1997
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	201, 4802 51 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 4H3

Interior

Heating	Central, Natural Gas
Cooling	Central Air

Exterior

Roof	Tar/Gravel
Foundation	Poured Concrete

Additional Information

Date Listed	January 6th, 2025
Days on Market	84
Zoning	C1

Listing Details

Listing Office	Century 21 Advantage
----------------	----------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.