\$12 - 202, 4802 51 Avenue, Red Deer

MLS® #A2219510

\$12

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

Discover the ideal workspace in the prestigious AEI Building, perfectly positioned on 51 Avenue South in downtown Red Deer. This 1,701 sq. ft. second-floor office space offers a professional, high-end environment with everything your business needs to thrive.

Key Features:

Spacious Layout: Includes 8 private offices, a large reception area, and a fully equipped kitchen/break room.

Turnkey Ready: Beautifully finished and meticulously maintainedâ€"move in and start working right away!

Modern Amenities: Otis elevator, a stunning spiral staircase, and two well-appointed washrooms in common areas.

Convenient Parking Options: Limited monthly paid parking for tenants, plus on-street parking and a City parking lot directly across the street.

Flexible Leasing Options:

Base Rent: Starting at \$12/sq. ft.
Additional Rent (NNN): Estimated at \$11.50/sq. ft., including utilities and common area maintenance.

Monthly Total: Competitive pricing starting at \$3,331/month + GST.

Expand Your Space:

Looking for more room? Combine this suite with Suite 201 to add 4 additional offices or meeting rooms, giving your team even greater







flexibility.

Prime Location:

Situated in a high-traffic consumer corridor, ensuring visibility and accessibility for clients and employees.

Directly across the street from Original Joe's restaurant and a convenient City parking lot, offering easy access to dining and parking.

This space must be seen to be fully appreciated! Perfect for businesses seeking a central location, professional ambiance, and hassle-free setup.

Built in 1997

Essential Information

MLS® # A2219510

Price \$12
Bathrooms 0.00
Acres 0.00
Year Built 1997

Type Commercial

Sub-Type Office Status Active

Community Information

Address 202, 4802 51 Avenue Subdivision Downtown Red Deer

City Red Deer
County Red Deer
Province Alberta

Postal Code T4N 4H3

Interior

Heating Natural Gas
Cooling Central Air

Additional Information

Date Listed May 7th, 2025

Days on Market 164 Zoning C1

Listing Details

Listing Office Century 21 Advantage

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