

\$ - 304, 4719 48 Avenue, Red Deer

MLS® #A2179370

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0 Bedroom, 0.00 Bathroom, 1,543 sqft
Office on 0.45 Acres

Downtown Red Deer, Red Deer, Alberta

Listed in conjunction with MLS A2177506 and MLS 2179364. Located in the southeast corner of this building this space consists of a wide open room (previously used as boardroom) and an undeveloped storage room , This is a redevelopment space, the Landlord's possible layout would include 3-4 offices, meeting room, reception area with new T bar ceiling, LED lighting new flooring and paint. This space could be joined with space in 303 (1068 SF) Owner can provide space turnkey to the Tenant. Building is three story, original owner , built in 2001. Security system with key Fob access only for evenings and weekends, building is open to public Monday to Friday 7:30 a.m. to 5:30 p.m. Updates to building include new boilers in 2024, renovations to main lobby, hallways and washrooms 2019-2020; camera system installed in 2020. High speed internet to the building; Bell, Shaw/Rogers, and Telus. On site surface parking \$100 per stall per month. There are numerous additional off site parking options within 1 block radius of the building including City of Red Deer parkade (above transit terminal). Building is located 1 block from Red Deer Transit terminal. Current Tenants include Advocate Law, AUPE, Bridges Community Living and National Bank Common cost estimated for 2025 at \$12.30 per square foot inclusive of taxes, insurance and utilities. (id:6289)

Built in 2001



Essential Information

Listing #	A2179370
Bathrooms	0.00
Square Footage	1,543
Acres	0.45
Year Built	2001
Type	Office
Sub-Type	Freehold

Community Information

Address	304, 4719 48 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
Province	Alberta
Postal Code	T4N3T1

Amenities

Parking Spaces	38
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Interior

Heating	Natural gas See remarks
Cooling	Fully air conditioned

Exterior

Exterior	Concrete
Construction	Poured concrete, Steel frame
Foundation	Slab

Listing Details

Listing Office	Century 21 Maximum
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Listing information last updated on October 19th, 2025 at 6:01pm PDT