

FOR LEASE

4706 48 AVENUE
RED DEER, AB





4706 48 Avenue

About the Property

Bright, professional main floor office available for lease in the heart of downtown Red Deer. This functional workspace offers a well-balanced layout suited for law firms, financial services, consulting groups, engineering, or other professional users seeking a central and highly accessible location.

The suite features three private offices, a boardroom, and a spacious open bullpen/cubicle area that could be further built out to suit operational needs. Staff amenities include a kitchen equipped with sink, dishwasher, microwave, cabinetry and electrical rough-in for an oven/stove, plus two large washrooms. The space shows exceptionally well with newer flooring and paint, abundant natural light throughout, and an alarm system installed for added security. This is a true move-in ready opportunity.

Furniture is negotiable, offering a seamless, turn-key option for incoming tenants.

Situated on a high-visibility corner directly beside the new Justice Centre, the property benefits from excellent exposure and walkability, positioned near City Hall, the new Courthouse, Sorenson Station, transit, restaurants and downtown services. On-site covered and surface parking is available, with up to 10 stalls potentially included—a significant advantage in the downtown core.

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LEGAL DESCRIPTION

Plan K, Block 25, Lot Z

UNIT SIZES

Starting at 2,500 SF

LOCATION

Downtown

ZONING

C1 - City Centre Commercial

LEASE RATE

Starting at \$15.00 PSF

ADDITIONAL RENT

\$8.50 PSF

MONTHLY RENT

\$4,895.83

POSSESSION

Immediate

Main Floor Plan

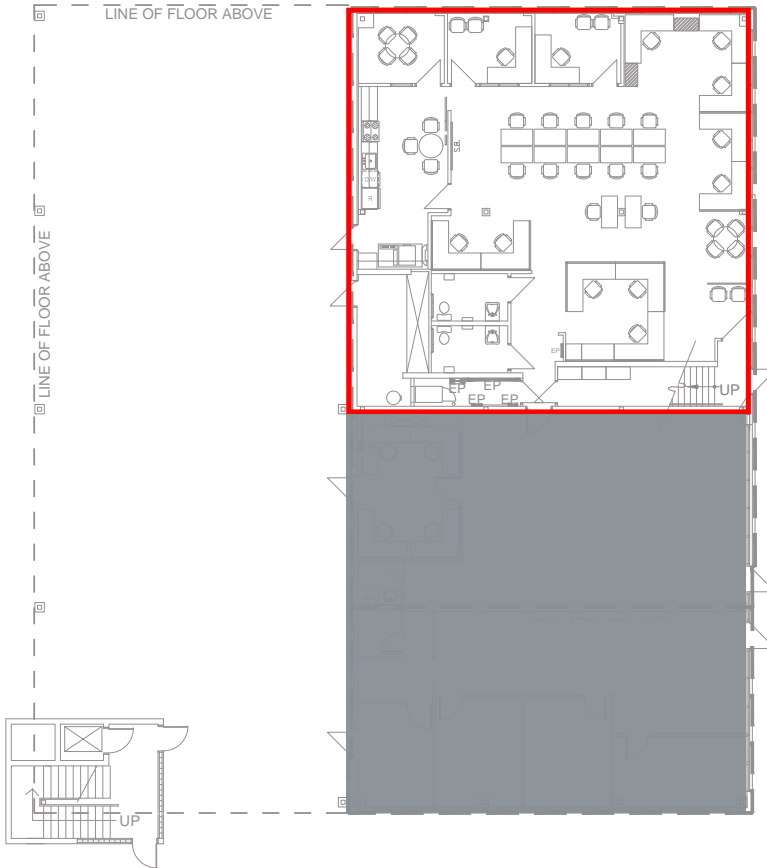


Diagram may not be accurate

Main Floor

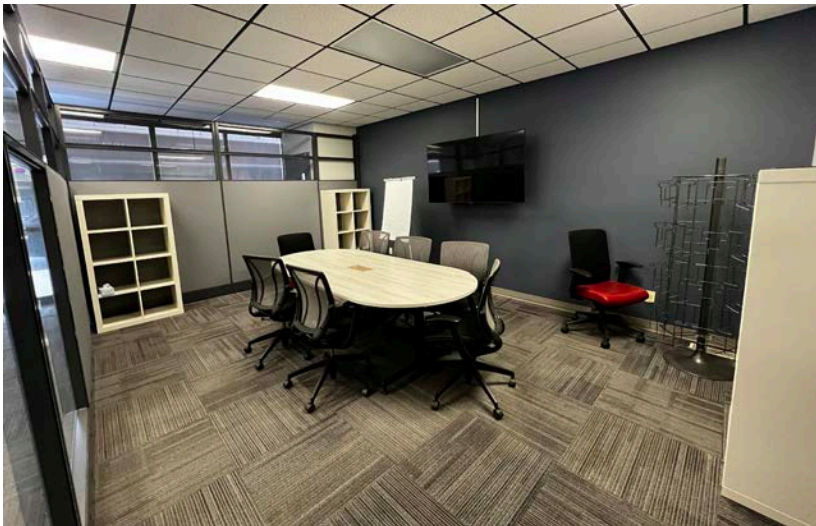
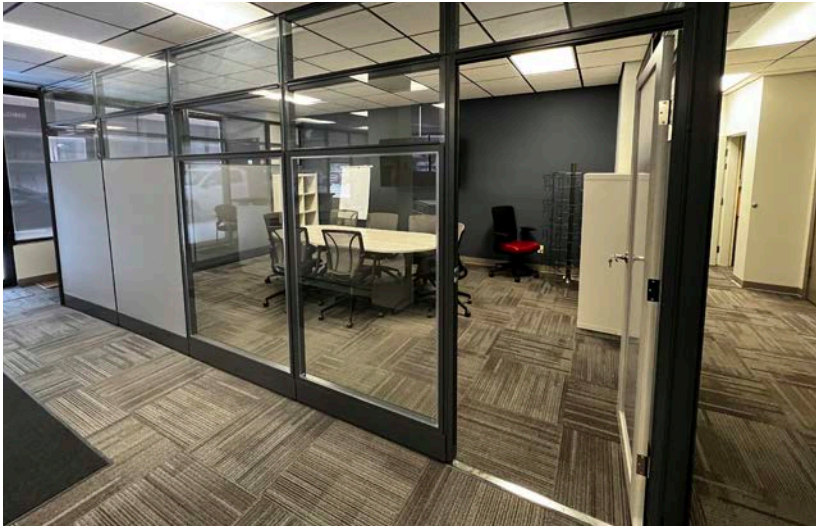
Unit No.	Size Available (SF)	Lease Rate	CAM & Taxes	Monthly Rent	Status
103	2,500	\$15.00 PSF	\$8.50 PSF	\$4,895.83 + GST	Available

Features:

- > (3) Private Offices
- > Boardroom
- > Spacious open bullpen/cubicle area that could be built out to suit operational needs

Amenities:

- > Kitchen equipment with sink
- > Dishwasher
- > Microwave
- > Cabinetry
- > Electrical rough-in for an oven/stove
- > (2) Large Washroom
- > On site parking





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