

# FOR LEASE

4736 50TH STREET,  
RED DEER, AB





## About the Property

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Various unit sizes available in the Ross Street Centre, located right on 50th (Ross) Street, a major arterial road. Ample parking available with options for on-site and street front parking. Signage available on the south side of the building.

Building consists of a Main Floor, Second Floor and Lower Level with spaces ranging from 300 SF - 2,799 SF, suitable for a variety of uses. Units feature an open layout, with most of units recently renovated. Immediate possession is available.

### LEGAL DESCRIPTION

Plan 8922183, Block 37, Lot 3A

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### UNIT SIZES

300 SF - 2,799 SF

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### LOCATION

Downtown

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### ZONING

C1 - Commercial (City Centre) District

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### LEASE RATE

Starting at \$6.00 PSF

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### ADDITIONAL RENT

\$6.10 PSF (includes utilities)

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### MONTHLY RENT

\$453 - \$2,888 + GST

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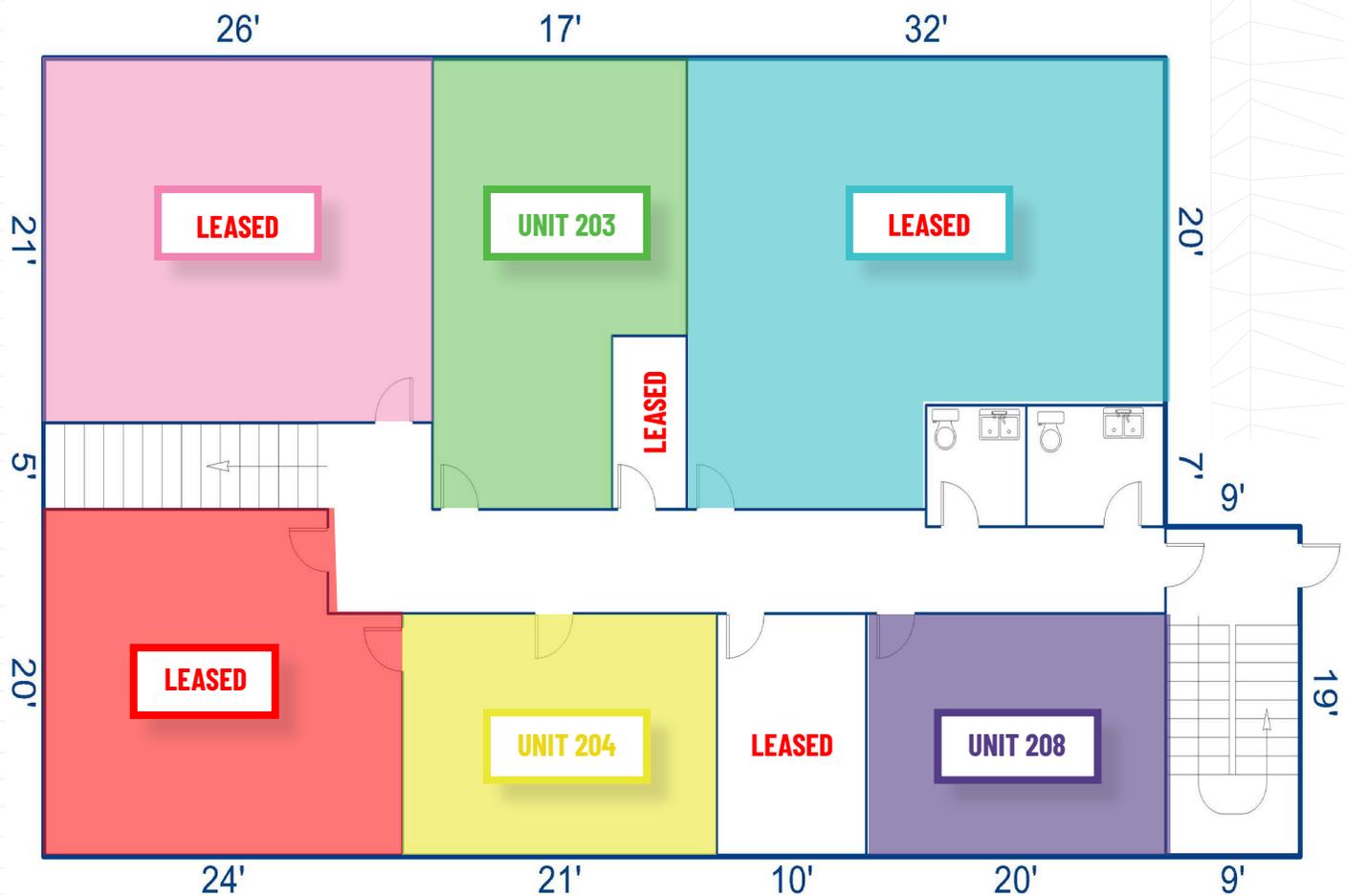
### POSSESSION

Immediately

# Second Floor (4734 50th Street)

Unit Number	Size (SF)	Lease Rate (PSF)	CAM & Taxes (PSF)	Monthly Rent	Possession
201	600	-	-	-	Leased
202	554	-	-	-	Leased
203	479	\$11.00	\$6.10	\$683 + GST	Immediate
204*	338	\$12.00	\$6.10	\$510 + GST	Immediate
207	745	-	-	-	Leased
208	300	\$12.00	\$6.10	\$453 + GST	Immediate

## FLOOR PLAN



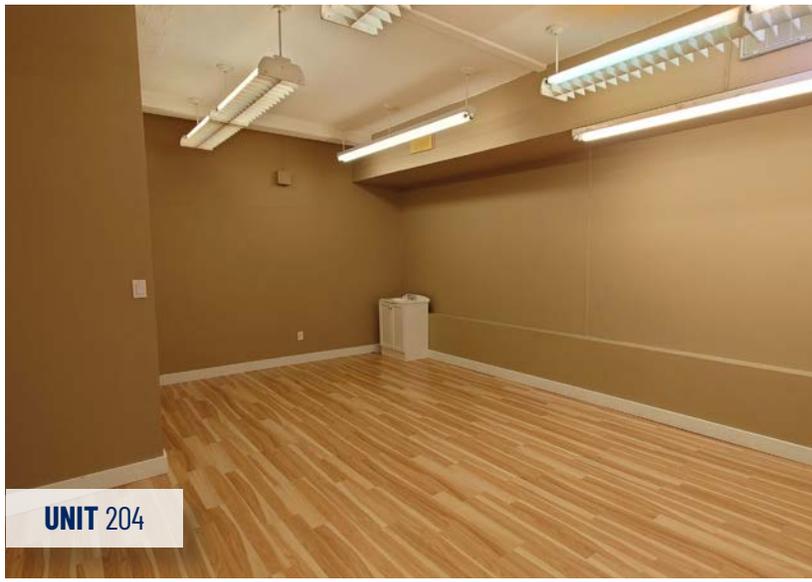
# Second Floor



UNIT 203



UNIT 204



UNIT 204



UNIT 207



UNIT 207



## Lower Level (4732 50th Street)



### LEASE RATE

Base Rent: \$6.00 PSF  
NNN: \$6.10 PSF



### MONTHLY RENT

\$2,822.33 + GST



### RENTABLE AREA

2,799 SF



### POSSESSION

Immediately

### FEATURES

- > Reception Area
- > Front and Back Entrances
- > Large Open Area
- > (2) Offices
- > Storage Rooms
- > Washrooms

# Lower Floor





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