

FOR LEASE

5000 51 AVENUE
RED DEER, AB





A rare opportunity to lease office space within one of Red Deer's most recognizable historic landmarks. Located at the west end of Ross Street, the former Canadian Pacific Railway Station has been a defining part of the city since 1910 and remains the only surviving structure from Red Deer's historic railway era. Carefully restored into professional office space, the building preserves its original architectural character while incorporating modern office improvements.

Today, the property offers a unique office environment blending heritage charm with modern functionality. Original brickwork, refinished historic flooring, and preserved architectural details are complemented by updated interiors to create a distinctive and professional workspace.

Two office units are currently available. The 2,363 SF main floor office features five private offices, a large open bullpen area, kitchenette, washroom, storage area, and welcoming reception space. The 1,078 SF second floor office includes four private offices with windows along with washroom and storage areas, providing an efficient and professional layout within the building's historic setting.

Tenants benefit from shared lobby access, designated parking stalls, and prominent signage opportunities, making this an exceptional opportunity for businesses seeking character office space with a strong downtown presence in one of Red Deer's most celebrated heritage properties.

Property Details

Legal Description

Condo Plan 9622413, Units 1 & 3

Location

Downtown

Unit Sizes

1,078 SF - 3,441 SF

Zoning

DC(28) Direct Control District

Parking

Included - Assigned & Visitor Stalls

Boardroom Access

Shared second-floor boardroom available to Tenants at no additional cost

Lease Rate

\$14.00 PSF

Additional Rent

\$11.85 PSF - \$12.85 PSF

(includes natural gas & water)

Monthly Rent

Starting at \$2,322.19 + GST

Possession

Immediate

Unit 1 Details

Unit Size

2,363 SF

Lease Rate

\$14.00 PSF

Additional Rent

\$12.85 PSF *(includes natural gas & water)*

Monthly Rent

\$5,287.21 + GST

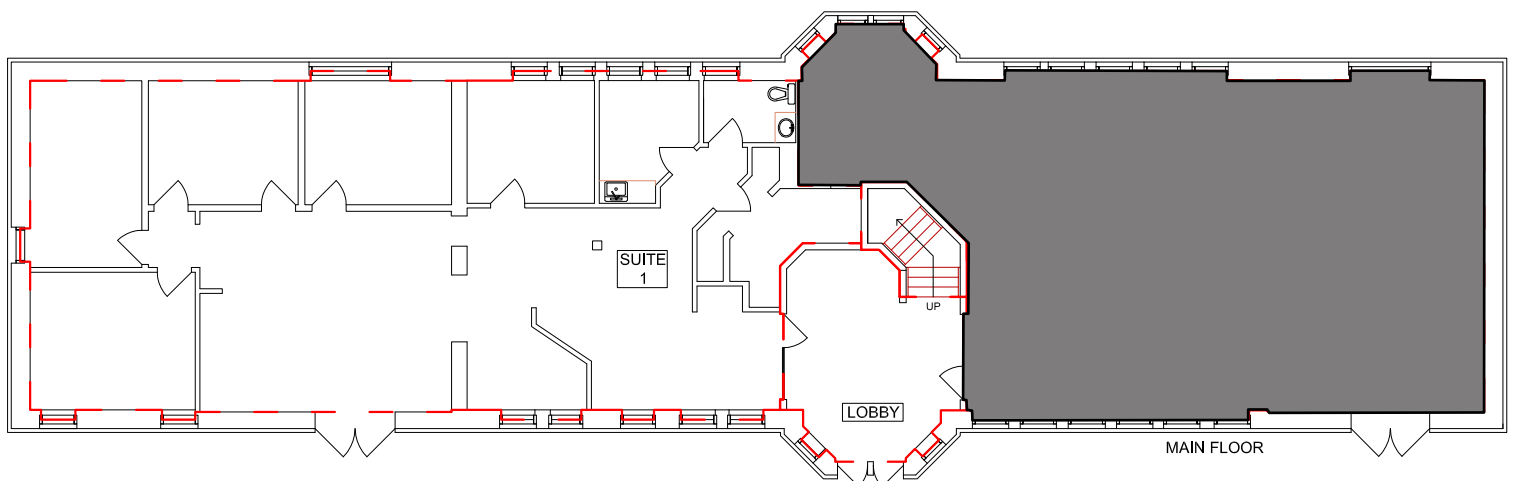
Possession

Immediate

Boardroom Access

Shared second-floor boardroom available to Tenants at no additional cost

FLOOR Plan



Unit 3 Details

Unit Size

1,078 SF

Lease Rate

\$14.00 PSF

Additional Rent

\$11.85 PSF *(includes natural gas & water)*

Monthly Rent

\$2,322.19 + GST

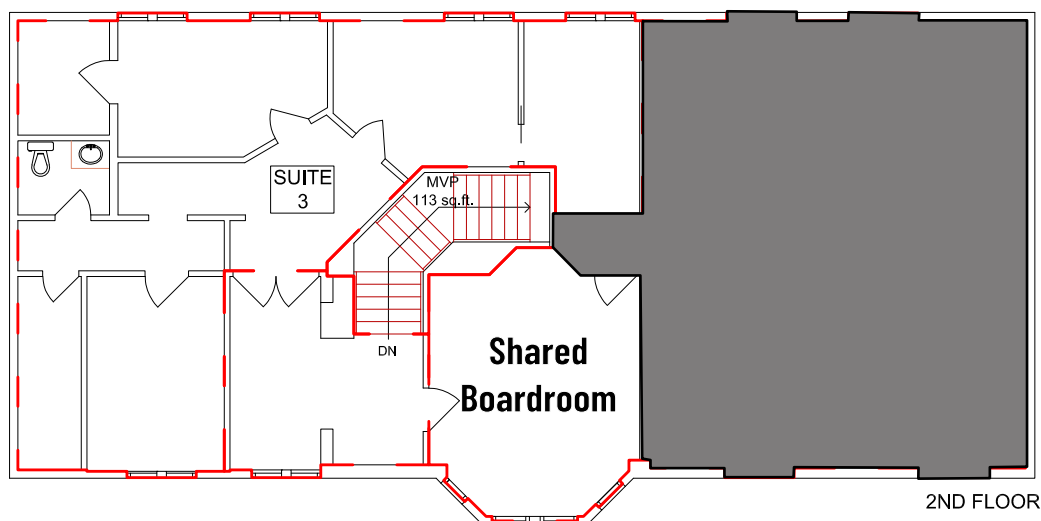
Possession

Immediate

Boardroom Access

Shared second-floor boardroom available to Tenants at no additional cost

FLOOR Plan





Combined Units 1 & 3

Unit Size

3,441 SF

Lease Rate

\$14.00 PSF

Additional Rent

\$12.55 PSF *(includes natural gas & water)*

Monthly Rent

\$7,613.21 + GST

Possession

Immediate

Boardroom Access

Shared second-floor boardroom available to Tenants at no additional cost





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