

FOR LEASE

4706 48 AVENUE
RED DEER, AB



SALOMONS
COMMERCIAL

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#103, 4315 - 55 Avenue
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About the Property

Professional office space available for lease in the heart of downtown Red Deer, featuring two move-in ready main floor suites that can be leased separately or combined to create a larger office space. Ideal for law firms, financial services, consulting groups, engineering firms, and other professional users.

The larger suite offers a functional layout with three private offices, a boardroom, spacious open bullpen/cubicle area, kitchen, and two large washrooms. Newer flooring and paint, abundant natural light, and an existing alarm system create a bright, professional environment. Furniture is negotiable, providing a convenient turn-key opportunity.

Also available is a 1,200± SF main floor office suite featuring multiple private offices, a washroom, kitchenette, and a functional turn-key layout, making it an excellent option for smaller professional users or satellite offices.

Situated on a high-visibility corner directly beside the new Justice Centre, the property offers excellent exposure and walkability, with City Hall, the new Courthouse, Sorenson Station, transit, restaurants, and downtown services nearby. On-site covered and surface parking is available, providing added convenience for staff and clients.

LEGAL DESCRIPTION

Plan K, Block 25, Lot Z

UNIT SIZES

1,200 SF - 3,700 SF

LOCATION

Downtown

ZONING

C1 - City Centre Commercial

LEASE RATE

\$15.00 PSF

ADDITIONAL RENT

\$8.50 PSF

MONTHLY RENT

\$2,350 - \$7,245.83 + GST

POSSESSION

Immediate

Unit 102 Floor Plan

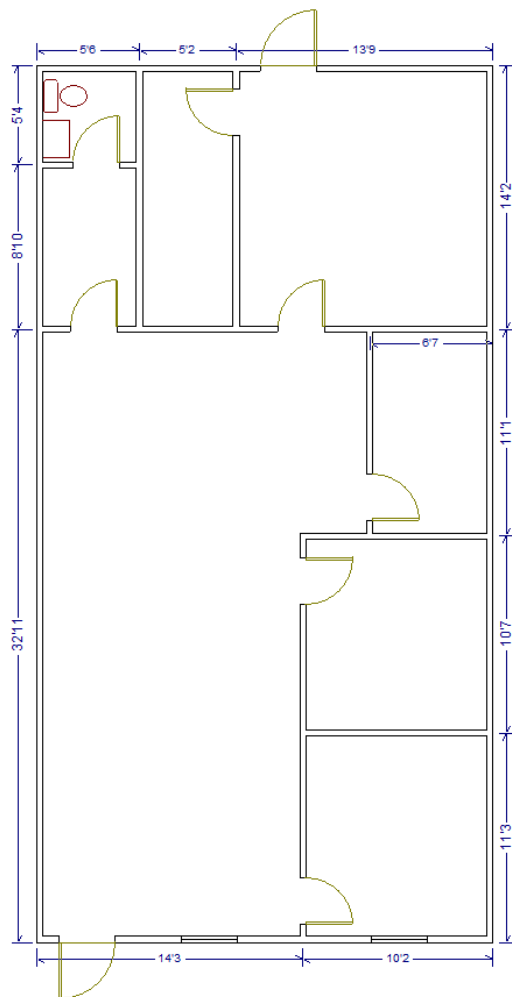


Diagram may not be accurate



Main Floor

Unit No.	Size Available (SF)	Lease Rate	CAM & Taxes	Monthly Rent	Status
102	1,200	\$15.00 PSF	\$8.50 PSF	\$2,350 + GST	Available
*102-103	3,700	\$15.00 PSF	\$8.50 PSF	\$7,245.83 + GST	Available

Features:

- > Private Offices
 - > Turn Key, move in ready
 - > Very well maintained
 - > Good functional layout
 - > Main level for accessibility
 - > Option to keep office furniture
 - > Washroom
 - > Includes stalls & covered parking
- *Potential to be combined with Unit 103, for a total of 3,700 SF**

Unit 103 Floor Plan

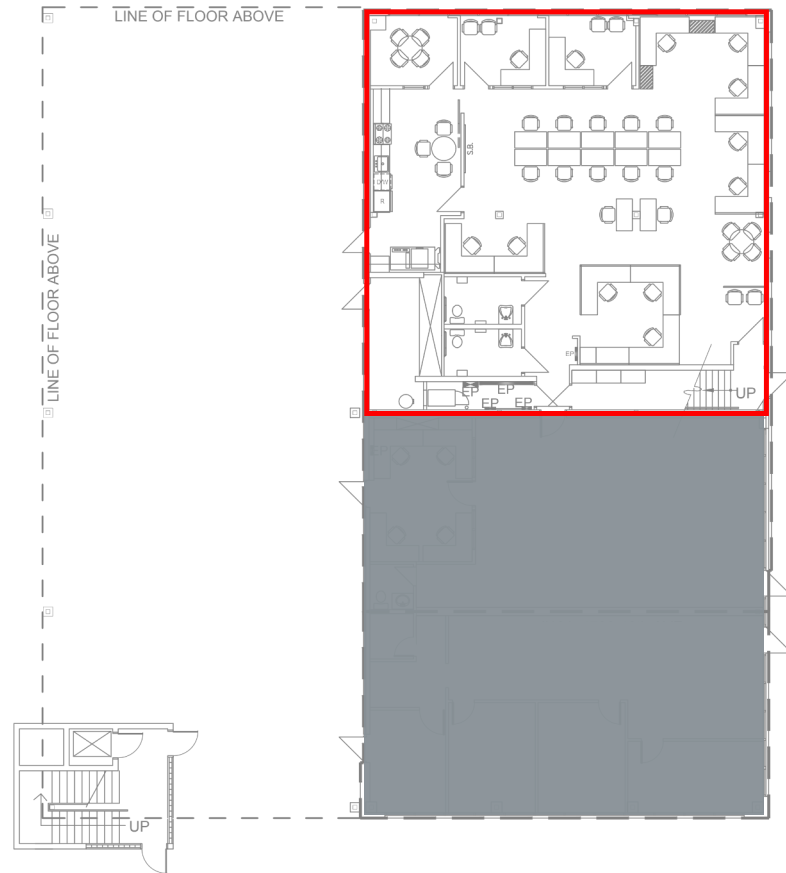


Diagram may not be accurate



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
*102-103	3,700	\$15.00 PSF	\$8.50 PSF	\$7,245.83 + GST	Available

Features:

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

***Potential to be combined with Unit 103, for a total of 3,700 SF**

Amenities:

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





Central Alberta's Ambassador for Commercial Real Estate

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