

# \$8 - 1, 4418 50 Avenue, Red Deer

MLS® #A2237745

**\$8**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

This Downtown mixed use property is available for lease. The 1,976 SF space features a large storefront/reception area, two offices, a storage room, and a washroom, with large windows in the front that bring in plenty of natural light. The unit has recently undergone renovations including new vinyl flooring and fresh paint. This location is highly visible from 50th Avenue, with thousands of cars passing by daily. Introductory lease rate is for the first year of a long-term lease to a qualified Tenant. Additional Rent is estimated at \$9.50 per square foot for the 2025 budget year.

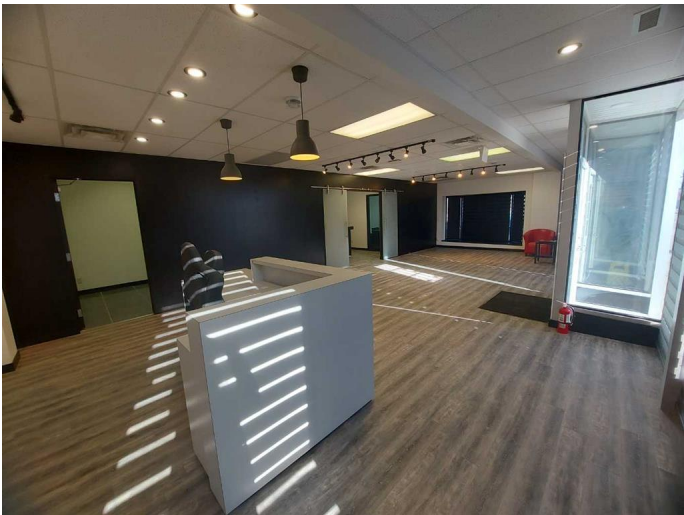
Built in 1950

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2237745   |
| Price      | \$8        |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1950       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1, 4418 50 Avenue |
| Subdivision | Downtown Red Deer |
| City        | Red Deer          |



|             |          |
|-------------|----------|
| County      | Red Deer |
| Province    | Alberta  |
| Postal Code | T4N 3Z6  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 124            |
| Zoning         | C1             |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

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