# \$1,350 - 201, 4802 51 Avenue, Red Deer

MLS® #A2219505

\$1,350

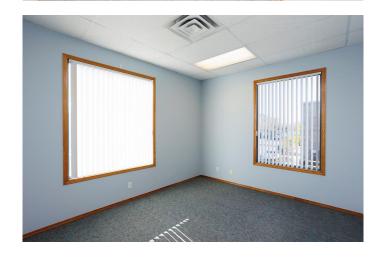
0 Bedroom, 0.00 Bathroom, Commercial on 0.19 Acres

Downtown Red Deer, Red Deer, Alberta

Elevate your business with this premium 680 sq. ft. second-floor office space in the prestigious AEI Building, ideally situated in the heart of downtown Red Deer. The space features three private offices, one boardroom, and a small reception area. Common areas include access to a secure main floor entrance with a stunning spiral staircase, an elevator, and two well-appointed washrooms. The space is move-in ready, offering convenience and efficiency for tenants. This suite can also be combined with Suite 202 to create a larger office space that includes eleven offices, a spacious reception area, and a full kitchen/break room, suitable for expanding businesses. The monthly rent is \$1,350, which includes all utilities such as power, water, heat, and common area costs; internet and phone are extra. Limited monthly paid parking is available for tenants, with additional on-street parking and a City lot located across the street. The AEI Building is a secure, well-maintained property that offers excellent access to Red Deer's business core, local amenities, and major transit routes, providing a convenient and professional setting for a variety of businesses.







Built in 1997

#### **Essential Information**

MLS® # A2219505 Price \$1.350 Bathrooms 0.00 Acres 0.19 Year Built 1997

Type Commercial

Sub-Type Office Status Active

## **Community Information**

Address 201, 4802 51 Avenue Subdivision Downtown Red Deer

City Red Deer
County Red Deer
Province Alberta
Postal Code T4N 4H3

#### Interior

Heating Central, Natural Gas

Cooling Central Air

#### **Exterior**

Roof Tar/Gravel

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 7th, 2025

Days on Market 7
Zoning C1

### **Listing Details**

Listing Office Century 21 Advantage

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