

# \$12 - 202, 4802 51 Avenue, Red Deer

MLS® #A2219510

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

Discover the ideal workspace in the prestigious AEI Building, perfectly positioned on 51 Avenue South in downtown Red Deer. This 1,701 sq. ft. second-floor office space offers a professional, high-end environment with everything your business needs to thrive.



## Key Features:

**Spacious Layout:** Includes 8 private offices, a large reception area, and a fully equipped kitchen/break room.

**Turnkey Ready:** Beautifully finished and meticulously maintained—move in and start working right away!

**Modern Amenities:** Otis elevator, a stunning spiral staircase, and two well-appointed washrooms in common areas.

**Convenient Parking Options:** Limited monthly paid parking for tenants, plus on-street parking and a City parking lot directly across the street.

## Flexible Leasing Options:

**Base Rent:** Starting at \$12/sq. ft.

**Additional Rent (NNN):** Estimated at \$11.50/sq. ft., including utilities and common area maintenance.

**Monthly Total:** Competitive pricing starting at \$3,331/month + GST.

## Expand Your Space:

Looking for more room? Combine this suite with Suite 201 to add 4 additional offices or meeting rooms, giving your team even greater

flexibility.

Prime Location:  
Situating in a high-traffic consumer corridor, ensuring visibility and accessibility for clients and employees.  
Directly across the street from Original Joe’s restaurant and a convenient City parking lot, offering easy access to dining and parking.

This space must be seen to be fully appreciated! Perfect for businesses seeking a central location, professional ambiance, and hassle-free setup.

Built in 1997

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2219510   |
| Price      | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1997       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 202, 4802 51 Avenue |
| Subdivision | Downtown Red Deer   |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4N 4H3             |

**Interior**

|         |             |
|---------|-------------|
| Heating | Natural Gas |
| Cooling | Central Air |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 65            |
| Zoning         | C1            |

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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