

# \$17 - 210, 4320 50 Avenue, Red Deer

MLS® #A2172349

**\$17**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

Located on the second floor of the desirable Creekside Professional Centre, this 1,655 SF unit features a reception area and waiting room with a built-in desk, a front office, three treatment rooms with sinks, one washroom, a kitchenette/staff room, a utility room, and a lab room with laundry hook-ups and a sink. Each room has windows to bring in plenty of natural light. There are shared washrooms on both floors and an elevator, as well as a curved staircase that takes you to the second floor. Staff parking is available directly behind the building and there are numerous shared parking stalls available in the front. The building is professionally managed by Sunreal Property Management. Additional Rent is \$13.25 for the 2024-2025 budget year.

Built in 2003

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2172349   |
| Price      | \$17       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2003       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 210, 4320 50 Avenue |
| Subdivision | Downtown Red Deer   |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4N 3Z6             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2024 |
| Days on Market | 258                |
| Zoning         | C1                 |

### **Listing Details**

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

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