

# \$12 - Bay 6 & 7, 4946, 53 Avenue Avenue, Red Deer

MLS® #A2093541

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Red Deer, Alberta

Great Opportunity to lease an Air-Conditioned, MOVE-IN READY retail space. This property is Shadow-Anchored by SUPERSTORE with neighboring tenants including, Your Wedding Place, Red Deer Bingo, and Dollarama. This space is extremely versatile and should be seen in person to appreciate. This space comes with 2 bathrooms, 1 Office, and a large versatile retail space. Basic rent starting at \$11.50/sqft + Common Area Costs. Common Area Costs are estimated at \$5.51/sqft for 2025.

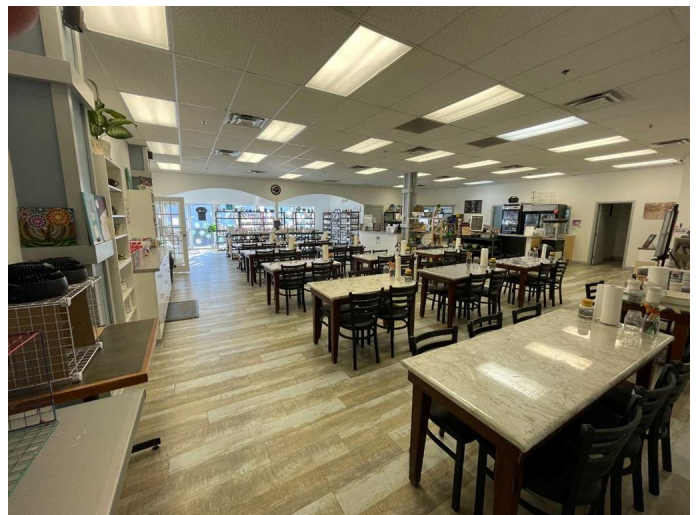
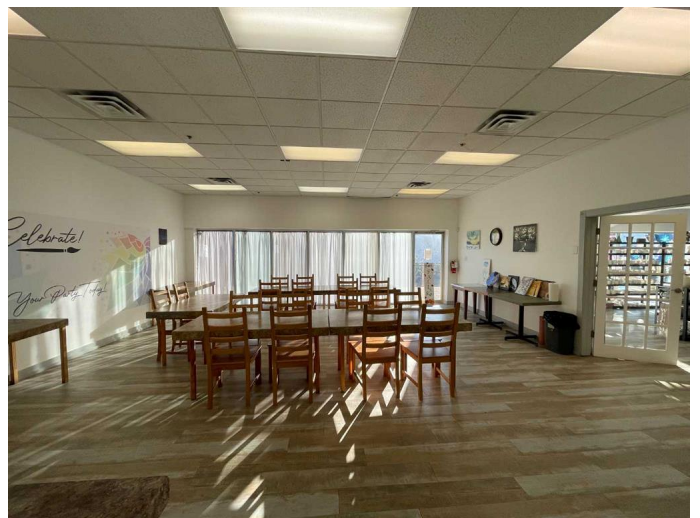
Built in 1959

## Essential Information

MLS® #	A2093541
Price	\$12
Bathrooms	0.00
Acres	0.00
Year Built	1959
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	Bay 6 & 7, 4946, 53 Avenue Avenue
Subdivision	NONE
City	Red Deer
County	Red Deer
Province	Alberta



Postal Code T4N5J9

### **Amenities**

Parking Spaces 80

### **Interior**

Cooling Full

### **Additional Information**

Date Listed November 20th, 2023

Days on Market 520

Zoning DC - Direct Control Distr

### **Listing Details**

Listing Office Sundance Realty & Management Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.