



# 5032 50

Red Deer, Alberta

## PRAIRIE OFFICE PRODUCTS

AREA	REFERENCE NUMBER	YEAR BUILT
9,228FT <sup>2</sup>	A1162310	1948

**PRICE:** CAD 950,000

### SUMMARY

FULLY RENOVATED . The Prairie Office Products building is a Historically Significant Resource of the City of Red Deer that has had a major renovation recently completd. This prime property on Little Gaetz Avenue is currently for sale and / or lease. The main floor is 9,228 SF, the basement offers an additional 9,200 SF of open space, ready for your development. Second floor consists of 1,173 SF of newly developed office space with large reception area, 2 offices, storage closet and washroom. Second floor also has separate entrance off Little Gaetz. Additional rent includes taxes and insurance , all other maintenance is the responsibility of the Tenant. Building is also for lease for \$8.50 per SF per annum, Additional Rent to be determined. (id:2885)

### AMENITIES

- Yes
- 9228 sqft
- C1
- Freehold
- 4.21 ac|2 - 4.99 acres
- 795HW
- 9228 sqft



**COLDWELL BANKER ONTRACK REALTY**

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