

# \$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 | 2             |
| Zoning         | C1            |

### Listing Details

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

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