

\$1,350 - 201, 4802 51 Avenue, Red Deer

MLS® #A2219505

\$1,350

0 Bedroom, 0.00 Bathroom,
Commercial on 0.19 Acres

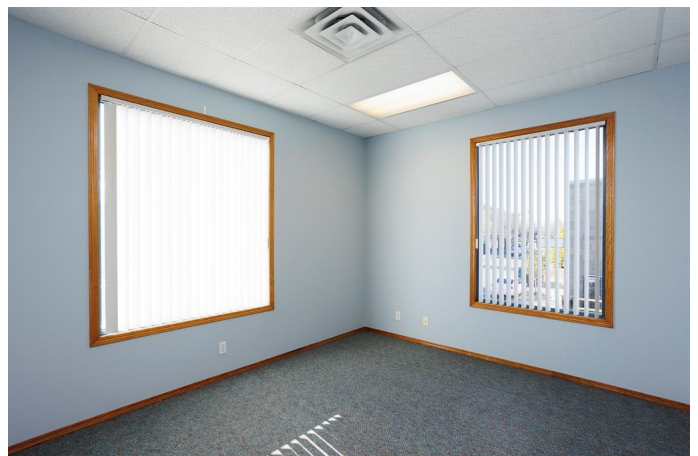
Downtown Red Deer, Red Deer, Alberta

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	36
Zoning	C1

Listing Details

Listing Office	Century 21 Advantage
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