

# \$20 - 230 4919 59 Street, Red Deer

MLS® #A2163042

**\$20**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Riverside Light Industrial Park, Red Deer,  
Alberta

Premium Two-Storey Office Plaza for Lease  
â€“ Unmatched Visibility on Gaetz Avenue

Position your business in one of Red Deerâ€™s most high-profile locations! This newly renovated two-storey office plaza is situated between the northbound and southbound lanes of Gaetz Avenue, offering incredible exposure to heavy automotive traffic. Overlooking the Red Deer River, this plaza is the perfect professional setting for businesses that demand both style and visibility.

Flexible Office Spaces to Suit Your Needs.  
\*FINISHED OFFICE WAS FOR SHOW  
PURPOSES ONLY\*

With spaces available from 1,352 sq. ft. to 10,321 sq. ft., you can customize your office layout to meet your specific requirements. This property is perfect for a wide range of professional services, including healthcare providers, registries, accounting firms, financial institutions, and businesses that thrive on high-traffic locations.

Generous Tenant Improvement Incentives

Take advantage of a tenant improvement incentive of \$80.00 per square foot with a signed 10-year lease commitment. Whether you're looking for a turnkey solution or want to



tailor the space to fit your brand, we can accommodate your needs.

Key Features:

Turnkey options available for immediate setup  
Reserved parking available and included in your lease  
Elegant, modern interiors designed for a professional business atmosphere  
Ideal exposure on one of Red Deer’s busiest roads with high daily traffic flow  
Scenic views of the Red Deer River, adding a touch of prestige to your office environment  
Easy client access and ample parking for staff and visitors  
This is an exceptional opportunity for professional offices looking for a strategic, high-visibility location to grow and thrive. Whether you’re in healthcare, finance, legal services, or any business that requires significant daily exposure, this office plaza is the ideal choice for your next base of operations.

Built in 1977

Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2163042   |
| Price      | \$20       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1977       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 230 4919 59 Street              |
| Subdivision | Riverside Light Industrial Park |
| City        | Red Deer                        |

|             |          |
|-------------|----------|
| County      | Red Deer |
| Province    | Alberta  |
| Postal Code | T4N6C9   |

### **Interior**

|         |                                                   |
|---------|---------------------------------------------------|
| Heating | Boiler, Forced Air, Natural Gas, Baseboard, Zoned |
|---------|---------------------------------------------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2024 |
| Days on Market | 210                |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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