

\$10 - 4, 4910 45 Street, Red Deer

MLS® #A2256621

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

Prime second-storey office space located along high-traffic Gaetz Avenue, offering excellent visibility and accessibility for clients and staff. This well-laid-out unit provides 2,500 sq. ft. of versatile space, making it ideal for a variety of professional or administrative uses. A welcoming reception area has a built-in desk to greet clients and create a professional first impression. There are 9 private offices: 6 have large windows that provide plenty of natural light. A kitchen space, 2 washrooms and dedicated storage area complete the space. With its strategic location, generous floor plan, and functional layout, this space is well-suited for businesses seeking a bright, professional, and easily accessible workplace in the heart of the city. Rents are \$10/sq ft/yr (\$2083.33/mo.) plus \$9.75/sq ft/yr Common Area Expenses (2,031.25/mo.) for a total of \$4,114.58/mo. plus utilities (HVAC and power)

Built in 1994

Essential Information

MLS® #	A2256621
Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	1994
Type	Commercial
Sub-Type	Office
Status	Active



Community Information

Address	4, 4910 45 Street
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 1K6

Additional Information

Date Listed	September 12th, 2025
Days on Market	34

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.