

# \$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	8
Zoning	C1

### Listing Details

Listing Office	Century 21 Advantage
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