

MAIN FLOOR RETAIL/OFFICE

FOR LEASE

5018 45th STREET, RED DEER



LOCATION:

Downtown Red Deer



LEASE AREA:

960 SF to 3,721 SF



ZONING:

C1-City Centre District



LEASE RATE:

\$15.00 Per SF

PRESENTED BY

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THE PROPERTY

Turn key space.

Redevelopment possible.

3 sizes of units available: 960 SF, 2,761 SF or 3,721 SF.

Highly visible location in downtown Red Deer next to RCMP building and close to Red Deer Hospital.

Tenant improvement packages and renovations available.

13,347 SF multi-tenant commercial building. Pylon signage available with high daily traffic count.

Existing tenants include - Domino's Pizza, Indian Kitchen restaurant, Money Mart and Concept Dental.

UNIT HIGHLIGHTS

- » Lunch/break room
- » Improvement allowance and incentives available for qualified tenants
- » 50 surface parking stalls with access from 51st Avenue and 45th Street.
- » Lab space with potential to be used as a kitchen.
- » Former dental office
- » Large reception and waiting area
- » Two washrooms
- » Office and storage rooms

PROPERTY DETAILS

MUNICIPAL:	Unit 101, 5018 45 St Red Deer, AB
LEGAL LAND DESCRIPTION:	Plan 8722384 Block 2, Lot 26
SIZE & FLOORS:	Back Space: ±960 SF Front Space: ±2,761 SF Entire Space = 3,721 SF
PARKING:	Paved & street parking
ZONING:	C1 - City Centre

FRONT SPACE (±2,761 SF)

LEASE PRICE:	\$15.00 Per SF/ \$3,451.25 Monthly
NNN:	\$10.28 Per SF/ \$2,365.26 Monthly
TOTAL COST:	= \$5,816.51 Monthly

BACK SPACE (±960 SF)

LEASE PRICE:	\$15.00 Per SF/ \$1,200 Monthly
NNN:	\$10.28 Per SF/ \$822.40 Monthly
TOTAL COST:	= \$2022.40 Monthly

Operating cost includes: Water, electricity, gas, property taxes, waste removal and property management fees.

*Tenant is responsible for GST

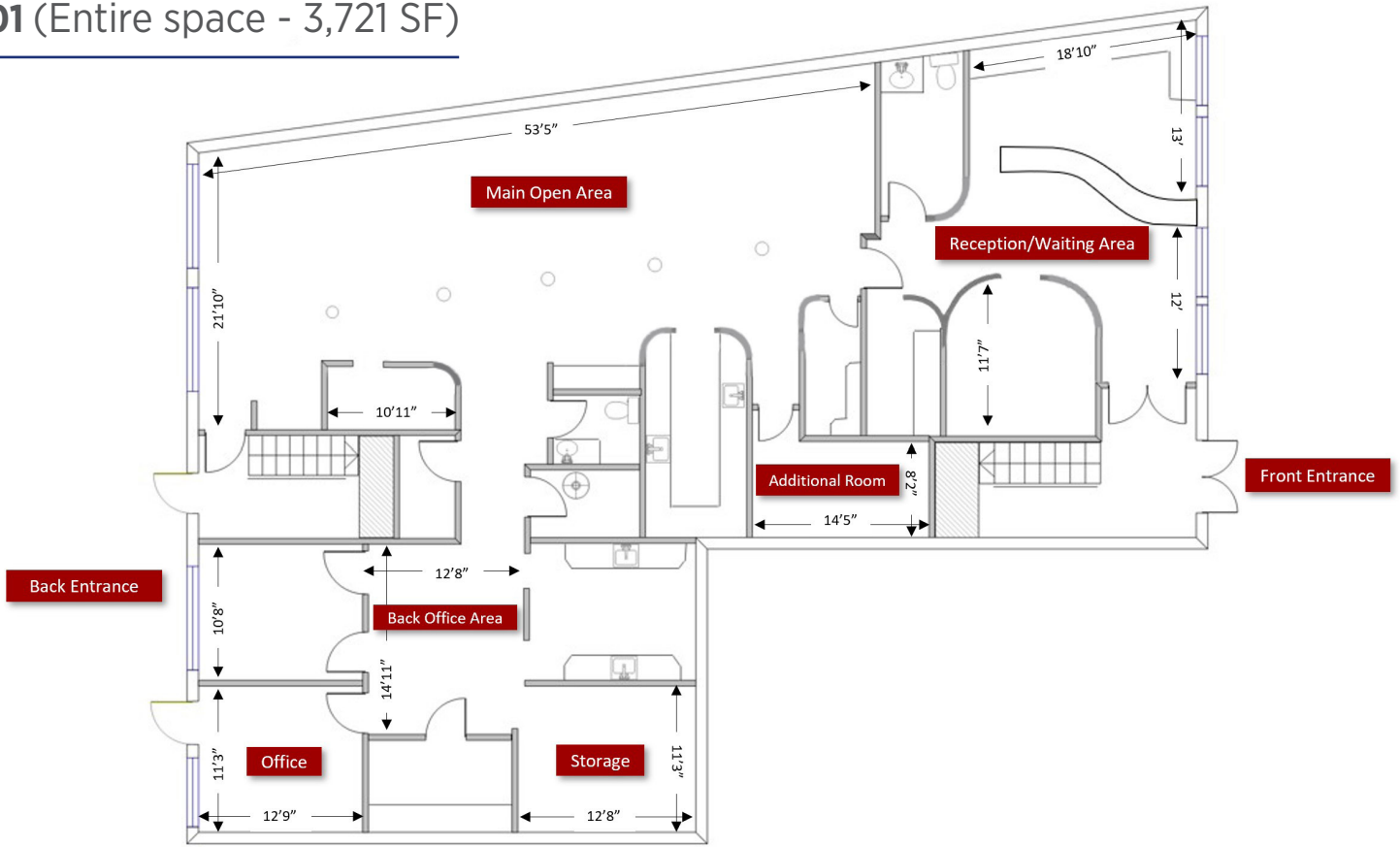


PROPERTY TOUR

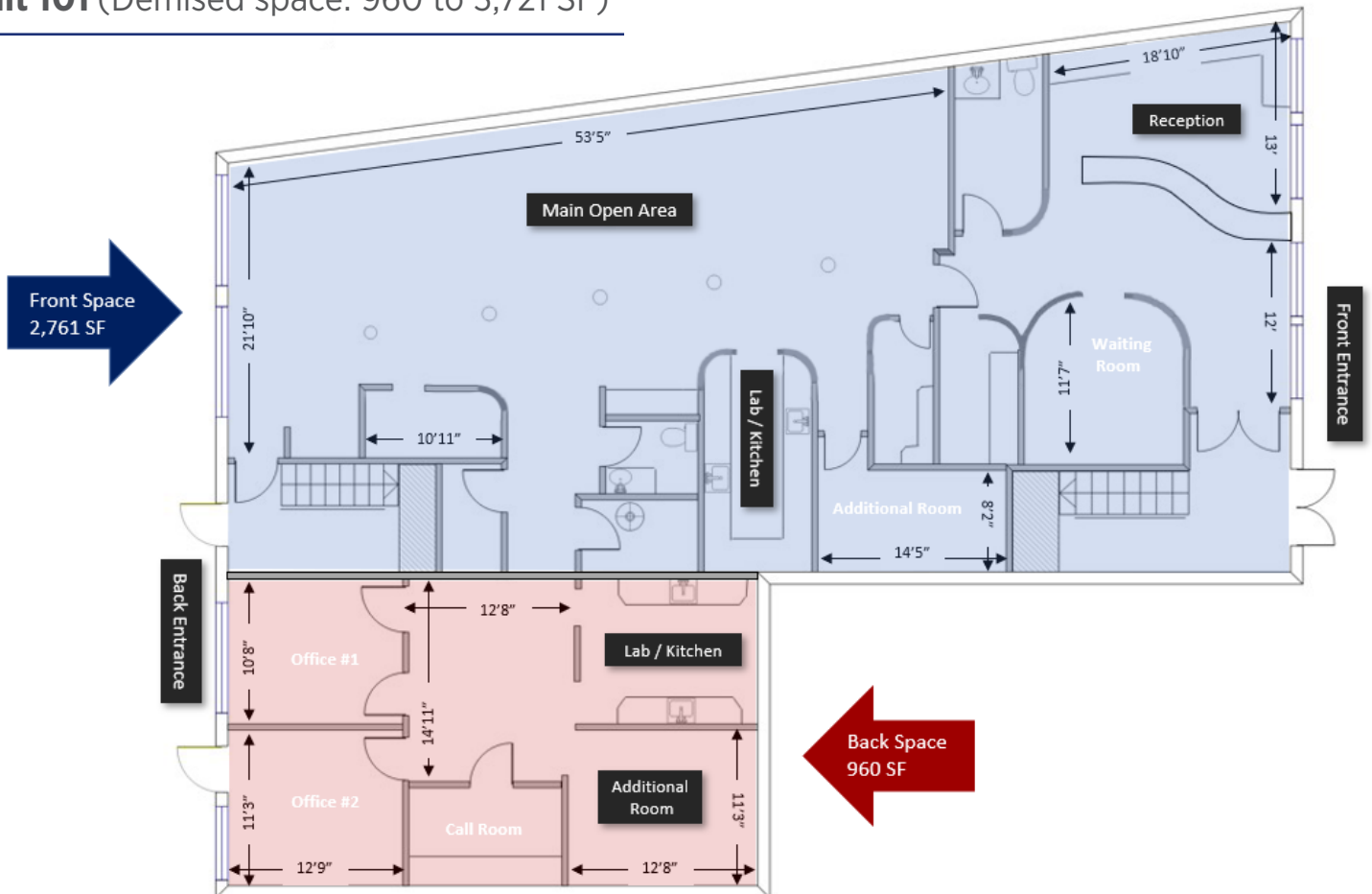


PROPERTY FLOOR PLAN

Unit 101 (Entire space - 3,721 SF)



Unit 101 (Demised space: 960 to 3,721 SF)



PROPERTY PHOTOS & FLOOR PLAN



CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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