

# FOR LEASE

5560 45 STREET, BAY #11

Prime Capstone Location



**LOCATION:**

5560 45 Street  
Red Deer



**SITE AREA:**

1,124 Square Feet  
Main Floor



**ZONING:**

RL-C  
Commercial



**PRICE:**

\$2,000 Gross  
Per Month

**PRESENTED BY**

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# THE PROPERTY

5560 50 STREET, UNIT E11

**FOR LEASE** - 1,124 SF main floor available for gross lease in the sought after Riverlands Capstone area. This space includes:

- » Easy access from Taylor drive.
- » Front office area, cold storage with OH bay door, additional back room , kitchen/staff area and washroom.
- » Neighbouring tenants include: Red Stag Barbershop, Cry Baby Hair Haus, Troubled Monk Brewery, and the Red Deer Wellness Clinic.



403.986.7777

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**RE/MAX**  
COMMERCIAL  
PROPERTIES

# PROPERTY DETAILS

## PROPERTY DETAILS

MUNICIPAL:	5560 50 Street, Unit E11, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 0022264, Block: 0, Lot: 11
TOTAL SIZE:	SF of Building $\pm$ <b>1,124 SF</b>
ZONING:	RL-C - Commercial
YEAR BUILT:	1978
PARKING:	Paved parking lot/ street parking
LEASE PRICE:	<b>\$2,000.00/</b> Monthly
NNN COST:	<b>Included in Gross Cost</b>
TOTAL COST:	<b>= \$2,000.00 (Monthly Gross)</b>

\*Tenant is responsible utilities

\*\* Tenant is responsible for GST

PROPERTY TOUR



# PROPERTY PHOTOS AND MAP



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



**YOUR RE/MAX COMMERCIAL TEAM**

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