

FOR LEASE

6715 50 AVENUE, UNIT #4



LOCATION:

Venture Plaza, Red Deer



SITE AREA:

1,933 Square Feet



ZONING:

C4 - Commercial



PRICE:

\$17.00 Per SF

PRESENTED BY

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THE PROPERTY

6715 50 AVENUE #4

FOR LEASE - 1,933 SF Space located on the corner of busy Gaetz Avenue and 67th Street. Excellent opportunity to lease this mixed use space ideal for retail, small office and medical use. This unit includes:

- » **Neighbouring tenants include:** Mr.Mikes, CIBC, George's Pizza & Steakhouse, Super Liquor and The Healthcare Aide Academy .
- » **Large reception/ waiting room**
- » **Staff kitchen/ lunchroom**
- » **6 rooms which can be used as offices or treatment rooms**
- » **Treatment room in the back which includes a sink**
- » **Two washrooms**
- » **Back storage area with back alley access**

This property is available for lease at \$17.00 Per SF with operating cost being estimated \$9.54 Per SF for the 2023 year.



PROPERTY DETAILS / FLOOR PLAN

PROPERTY DETAILS

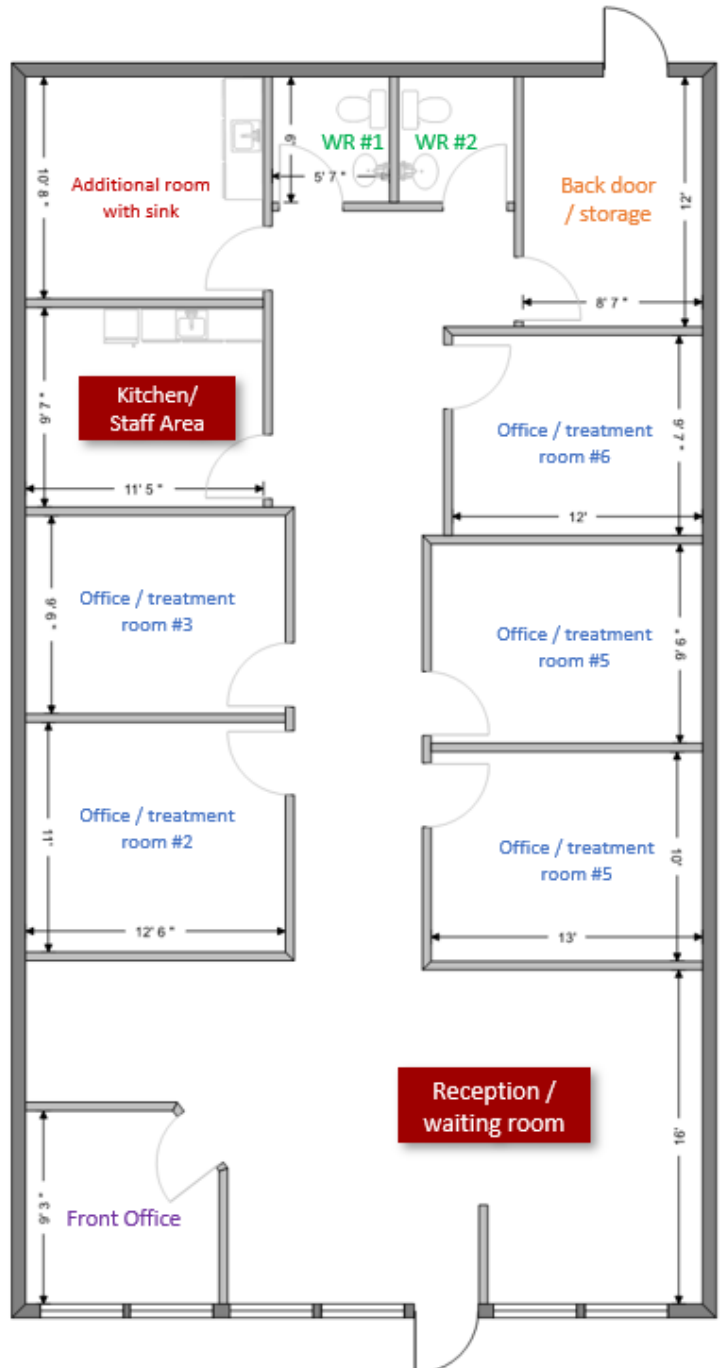
MUNICIPAL:	6715 50 Ave, Unit 4, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 6622NY Block: 1, Lot: 3A
TOTAL SIZE:	SF of Building ± 1,933 SF
ZONING:	C4 - Commercial
YEAR BUILT:	1979
PARKING:	Shared common parking lot

FOR LEASE

LEASE PRICE:	\$17.00 per SF / 2,738.42 Monthly
NNN COST:	\$9.54 per SF / 1,536.73 Monthly
TOTAL:	= \$4,278.15 Monthly

** Tenant is responsible for GST

PROPERTY TOUR



PROPERTY PHOTOS



MORE PHOTOS



CALGARY & RED DEER'S
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RE/MAX COMMERCIAL BROKERAGE



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