

# FOR LEASE

UNIT C5, 5580 45 STREET , RED DEER

Located in Capstone



**LOCATION:**  
Capstone



**SITE AREA:**  
1,127 Square Feet



**ZONING:**  
CAP-C



**PRICE:**  
\$20.00 Per SF

## PRESENTED BY

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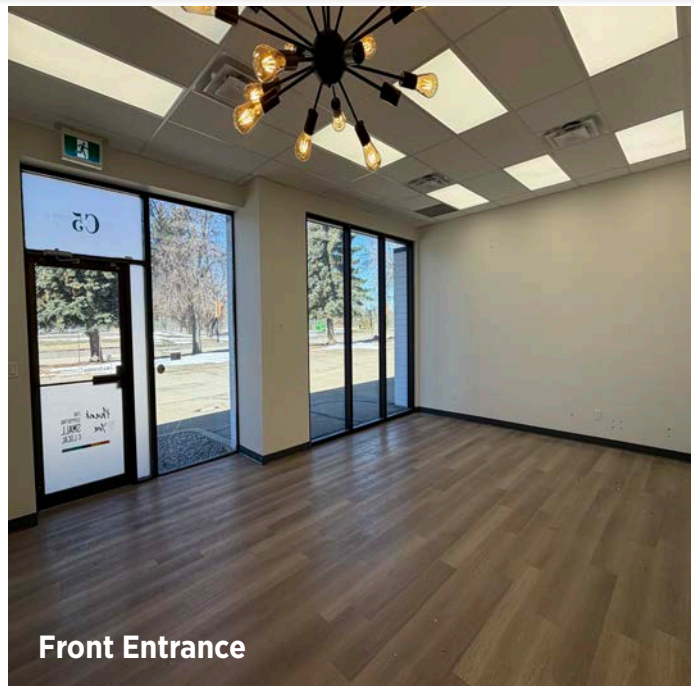
[WWW.REDDEERCOMMERCIAL.COM](http://WWW.REDDEERCOMMERCIAL.COM)

# THE PROPERTY

UNIT C6, 5580 45 STREET

## RETAIL / OFFICE UNTIL AVAILABLE IN CAPSTONE

Sought after location in the C Building of Cronquist Business Park in the Capstone area. This space offers lots of natural light and ample parking for both staff and customers. Neighboring tenants include Oodles of Chocolates, Movement Tutor Wellness Centre, and the Red Deer Fencing Club. The unit is in close proximity to the busy Troubled Monk Brewery. Additional Rent is \$8.75 per SF for the 2026 budget year.



Front Entrance

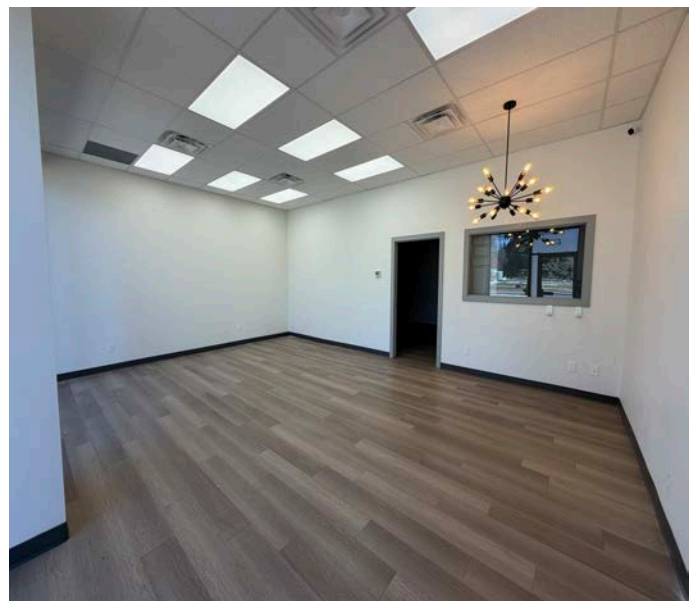
## PROPERTY DETAILS

<b>MUNICIPAL:</b>	Unit C5, 5580 45 St Red Deer
<b>LEGAL LAND DESCRIPTION:</b>	Condominium Plan 0024902 Unit 5
<b>SIZE &amp; FLOORS:</b>	Total SF - <b>1,127 SF</b> Office - 150 SF Shop - 700 SF Front - 250 SF
<b>ZONING:</b>	CAP-C
<b>YEAR BUILT:</b>	1979
<b>PARKING:</b>	Paved & Street Parking
<b>LEASE PRICE:</b>	\$20.00 Per SF   \$1,878.33 Monthly
<b>NNN COST:</b>	\$8.75 Per SF   \$821.77 Monthly
<b>TOTAL COST:</b>	<b>= \$2,700.10 Monthly</b>

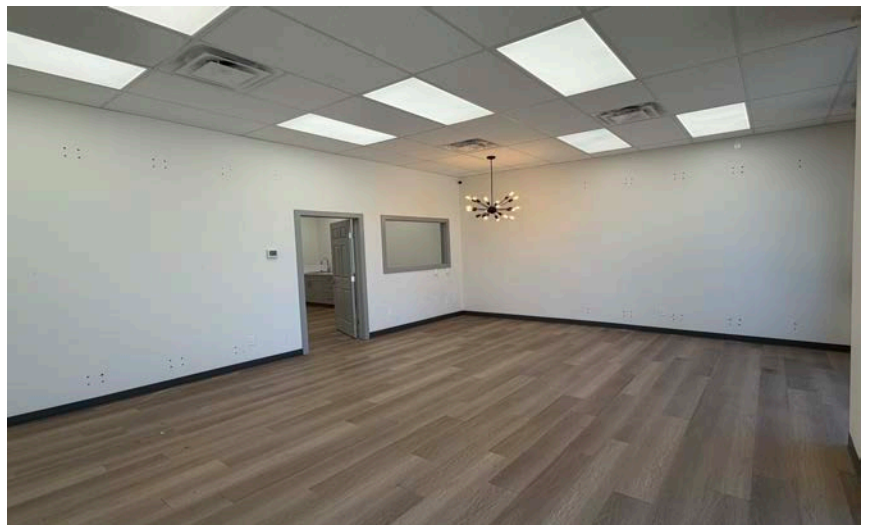
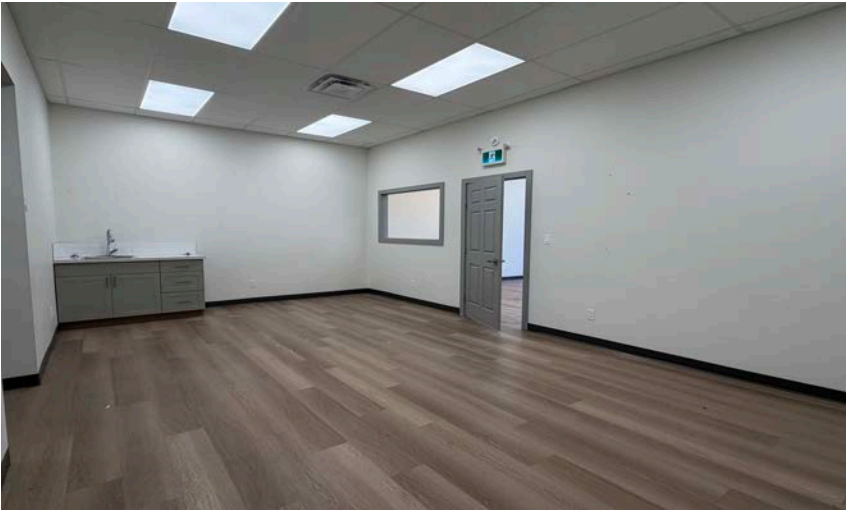
**Includes:** Landscaping & snow removal, Waste removal, Building insurance, HVAC Maintenance, Management fees & water.

\*Tenant is responsible for power & gas

\*\* Tenant is responsible for GST



# PROPERTY PHOTOS



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

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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