



5239 53 Avenue, Red Deer, Alberta

# Retail Space For Lease

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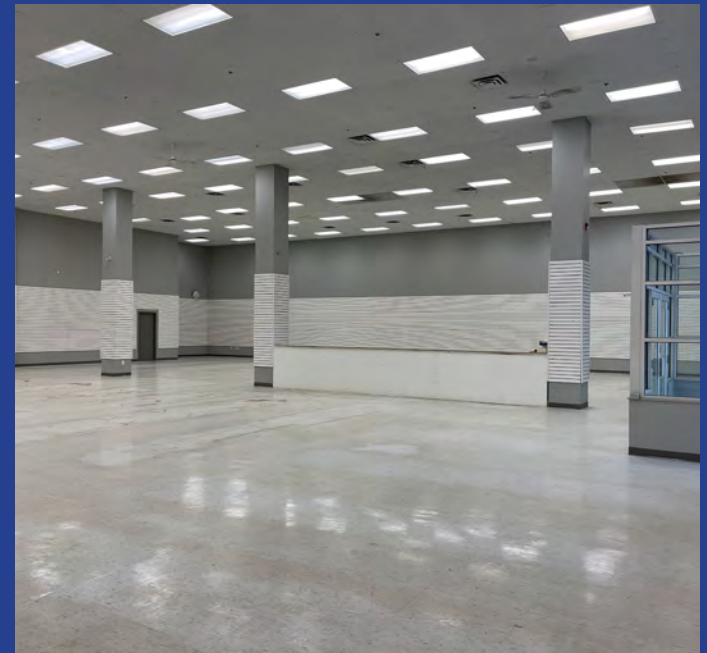
# Property Overview

<b>Civic Address</b>	5239 53 Avenue
<b>Total Area</b>	Unit 1: ±12,512 SF <b>Leased</b> Unit 3: ±5,500 SF
<b>HVAC</b>	Rooftop Units
<b>Zoning</b>	DC (28)
<b>Parking</b>	100 stalls
<b>Power</b>	400A 600V (TBV)
<b>Loading</b>	1 (12' x 16') Drive-In with interior dock
<b>Ceiling Height</b>	19' up to 26' Clear
<b>Lease Rate</b>	Market
<b>Operating Costs</b>	\$5.80 PSF (est. 2023)
<b>Available</b>	Immediately



## Highlights

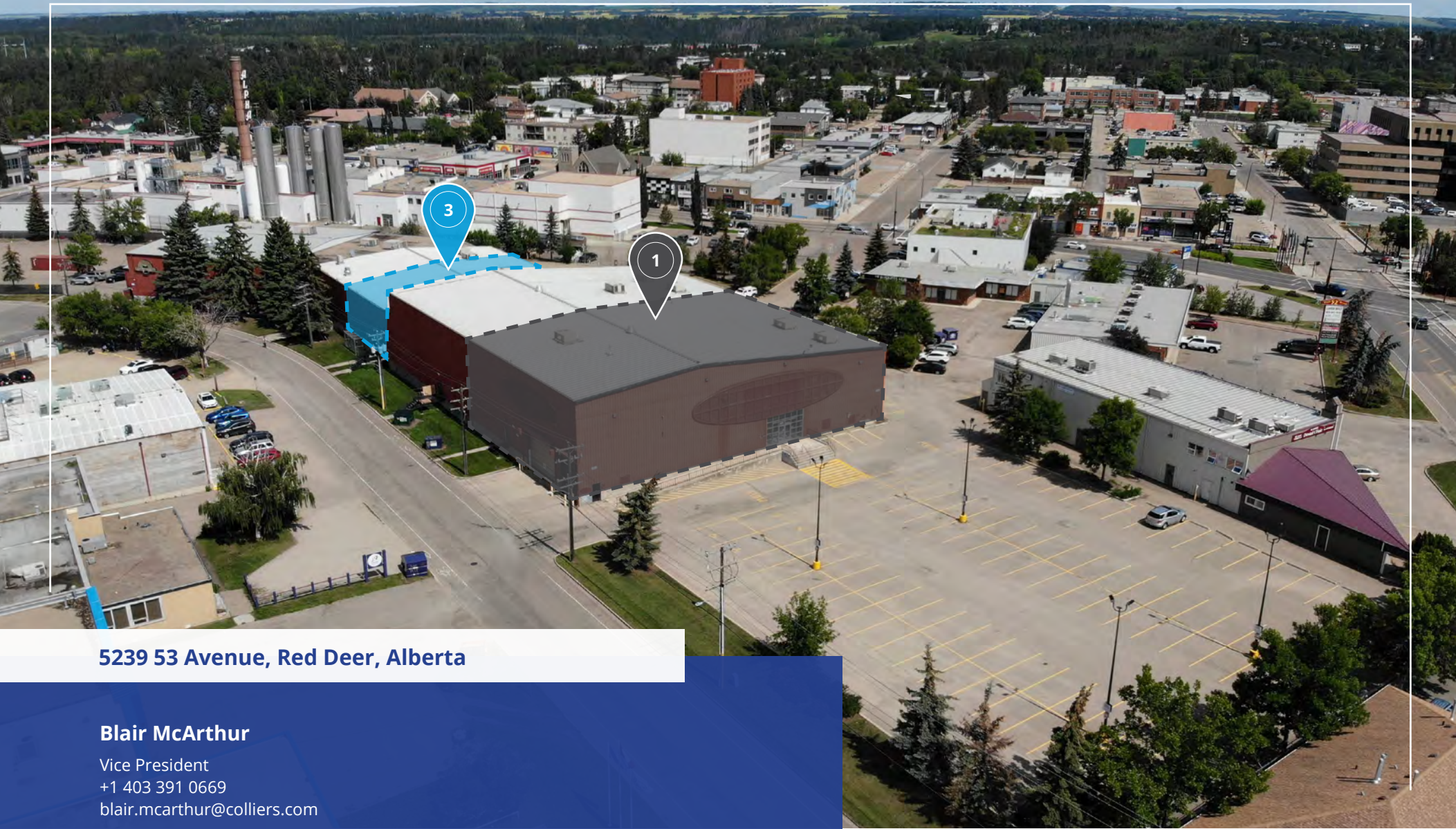
- 100 dedicated paved parking stalls
- Fully sprinklered
- Dock loading with receiving area
- 19' clear to 26' clear to roof deck
- Excellent signage opportunities





# Exterior Photos





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