

# FOR SALE/LEASE

4705 48 AVENUE  
RED DEER, AB





## About the Property

Now available for sale or lease, this centrally located, newly renovated medical/professional building offers flexible space options for healthcare, wellness, and professional services. Units range from 629 SF to 2,139 SF, with opportunities for build-to-suit or turn-key setups. Recent upgrades include modern common areas and new windows, creating a clean, efficient environment. The building is fully wheelchair accessible, with onsite parking and access to public transit.

Current tenants include Ebenezer Medical Clinic, SnapRx Pharmacy, Comfort Keepers, Red Deer Dermatology, and psychologist Vivian Boyechnko—creating a collaborative professional hub.

Second-floor Unit 208 (1,056 SF) is available for immediate possession, featuring a reception area, private washroom, and ample natural light. The lower level includes five customizable units with potential to combine for larger configurations and interior development flexibility.

Whether you're looking to invest or lease, this property offers a strategic location and a professional setting designed for long-term success.

### LEGAL DESCRIPTION

Plan 8222033, Block 40, Lot 18

### UNIT SIZES

From 569 to 1,510 sf

### BUILDING SIZE

23,096 SF

### LOCATION

Downtown

### ZONING

C1 - City Centre Commercial

### LEASE RATE

Starting at \$19.00 PSF

### ADDITIONAL RENT

\$11.27 PSF

### PROPERTY TAXES

\$25,666 (2025)

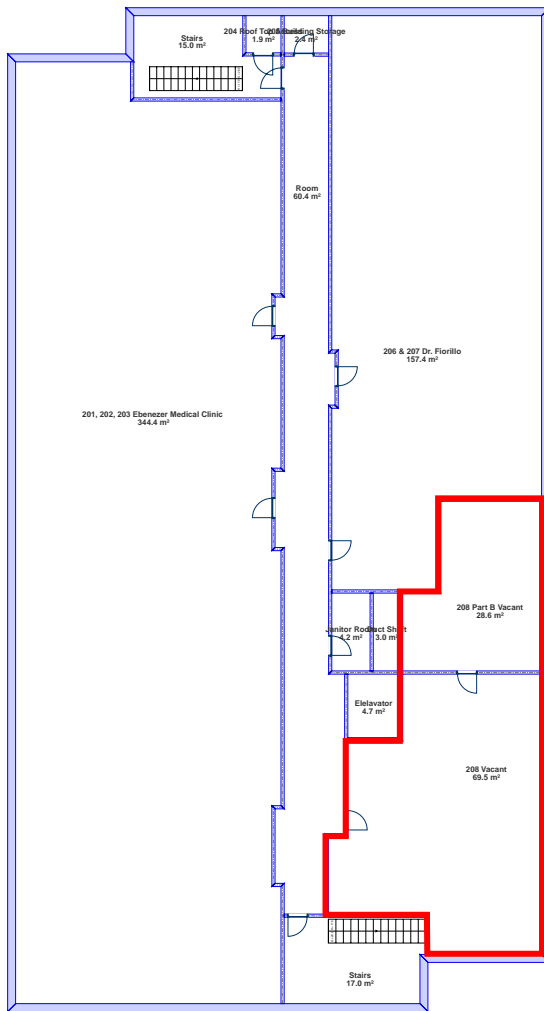
### SALE PRICE

\$3,200,000

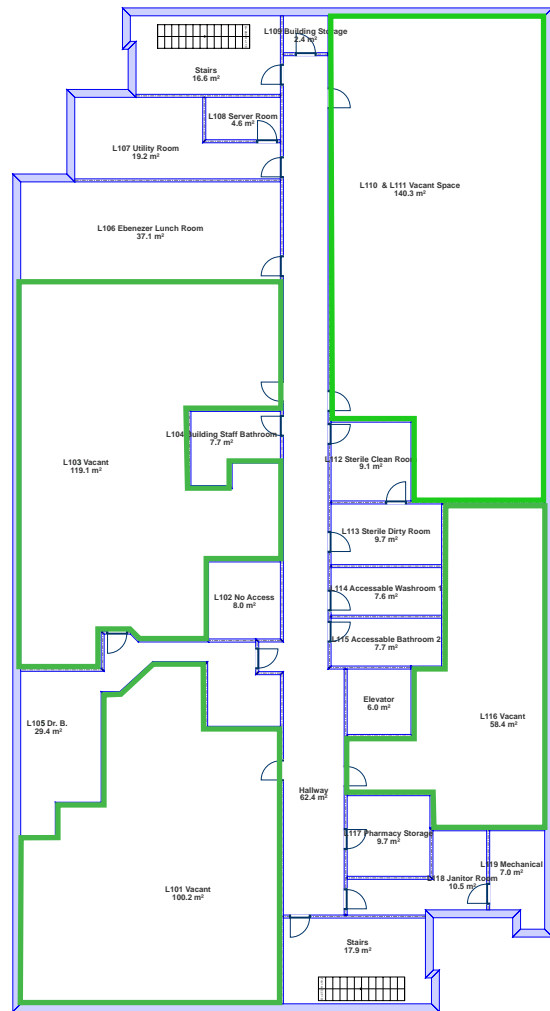
### POSSESSION

Immediate

**Second Floor**

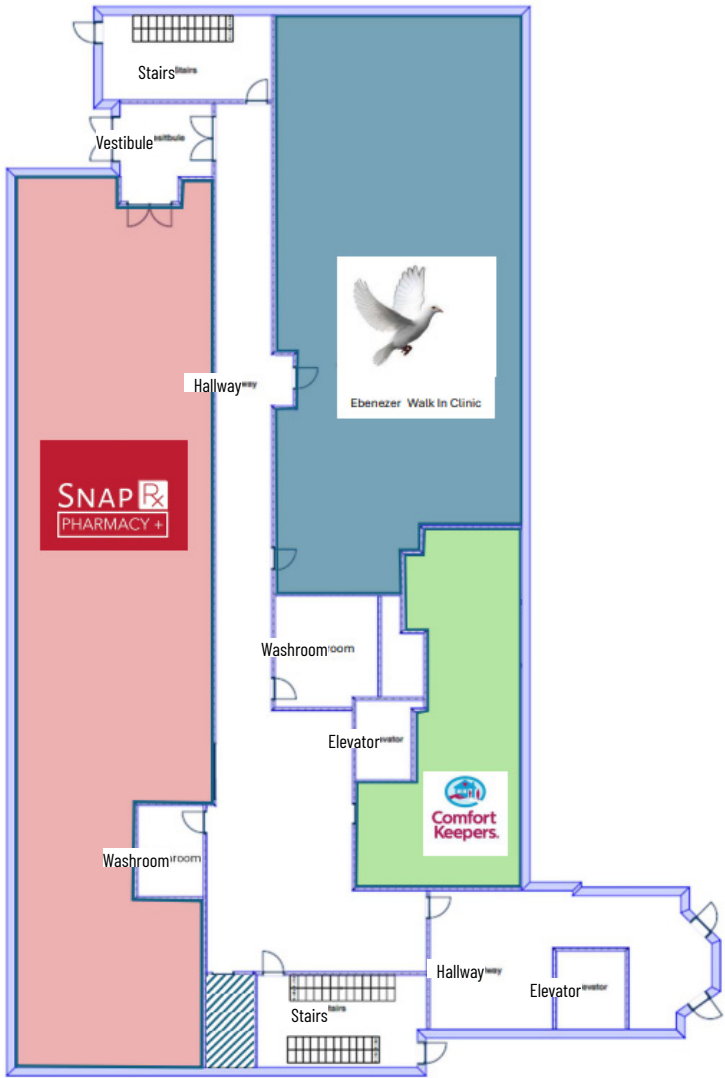


**Lower Level**



Unit #	Size (SF)	Lease Rate (PSF)	Additional Rent (PSF)	Monthly Rent	Availability	Notes
<b>Second Floor</b>						
208	1,056	\$22.00	\$11.27	\$2,927.76	Immediate	-
<b>Main Floor</b>						
109	569	\$22.00	\$11.27	\$1,575.55	Immediate	Open area with office & W/C
<b>Lower Level</b>						
L101	1,076	Negotiable	\$11.27	-	Immediate	• Ready for interior development
L110 & L111	1,510	Negotiable	\$11.27	-	Immediate	• Ready for interior development

**Main Floor**



Unit #	Size (SF)	Lease Rate (PSF)	Additional Rent (PSF)	Monthly Rent	Availability	Notes
<b>Second Floor</b>						
208	1,056	\$22.00	\$11.27	\$2,927.76	Immediate	-
<b>Main Floor</b>						
109	569	\$22.00	\$11.27	\$1,57.55	Immediate	Open area with office & W/C
<b>Lower Level</b>						
L101	1,076	Negotiable	\$11.27	-	Immediate	• Ready for interior development
L110 & L111	1,510	Negotiable	\$11.27	-	Immediate	• Ready for interior development





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