



36 McKenzie Crescent, Red Deer County, Alberta

# Medical / Office Units in Gasoline Alley **For Lease**

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# Property Overview

<b>Civic Address</b>	36 McKenzie Crescent, Red Deer County
<b>Legal Address</b>	Plan 1921843 ; Block 2 ; Lot 5
<b>Location</b>	Gasoline Alley
<b>Zoning</b>	C-2 Commercial
<b>Year Built</b>	2020
<b>Rentable Area</b>	Unit 102 - 103: ±3,223 SF
<b>Parking</b>	38 Stalls
<b>Term</b>	Negotiable
	Market
<b>Asking Lease Rate</b>	<b>6 Months Net Free Rent</b> <i>(5 Year Minimum Lease Term)</i>
<b>Op. Costs</b>	\$6.50 PSF (est. 2025)
<b>Available</b>	Immediate



Easy access to major thoroughfares



Close vicinity to retail amenities



Main street entrance



Demising options available



Signage opportunities

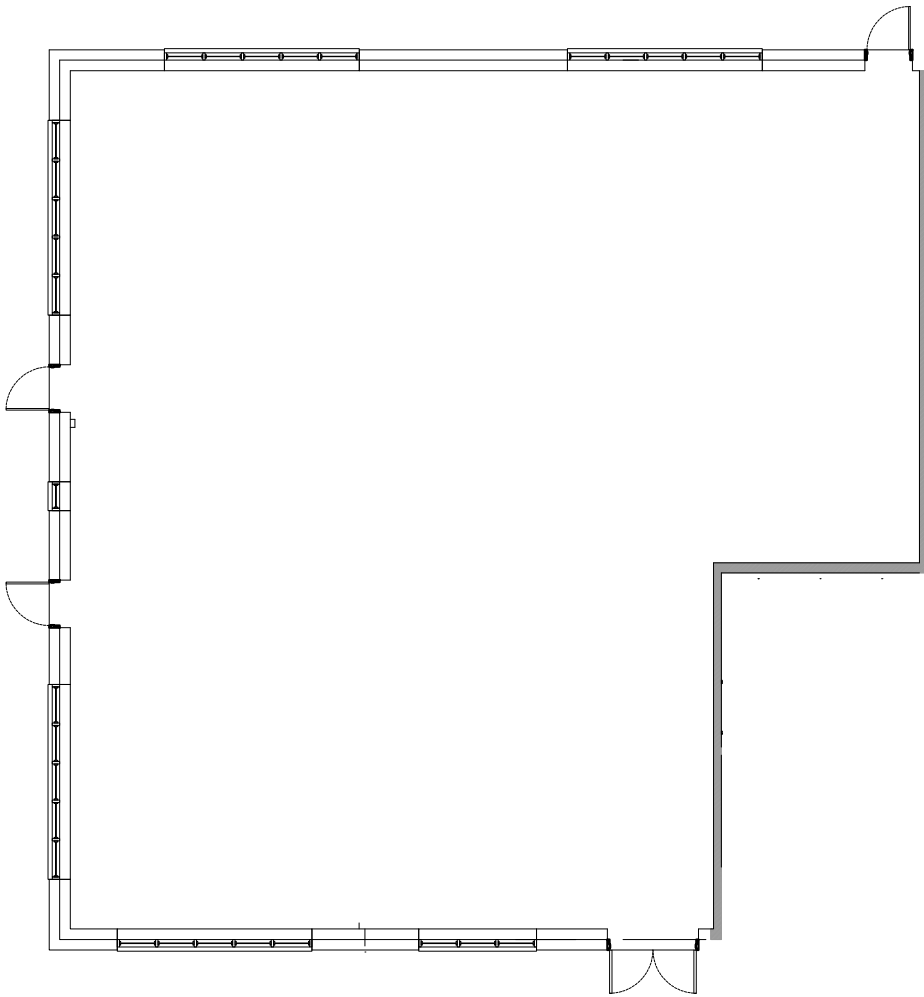


Ample parking available





# Floor Plan



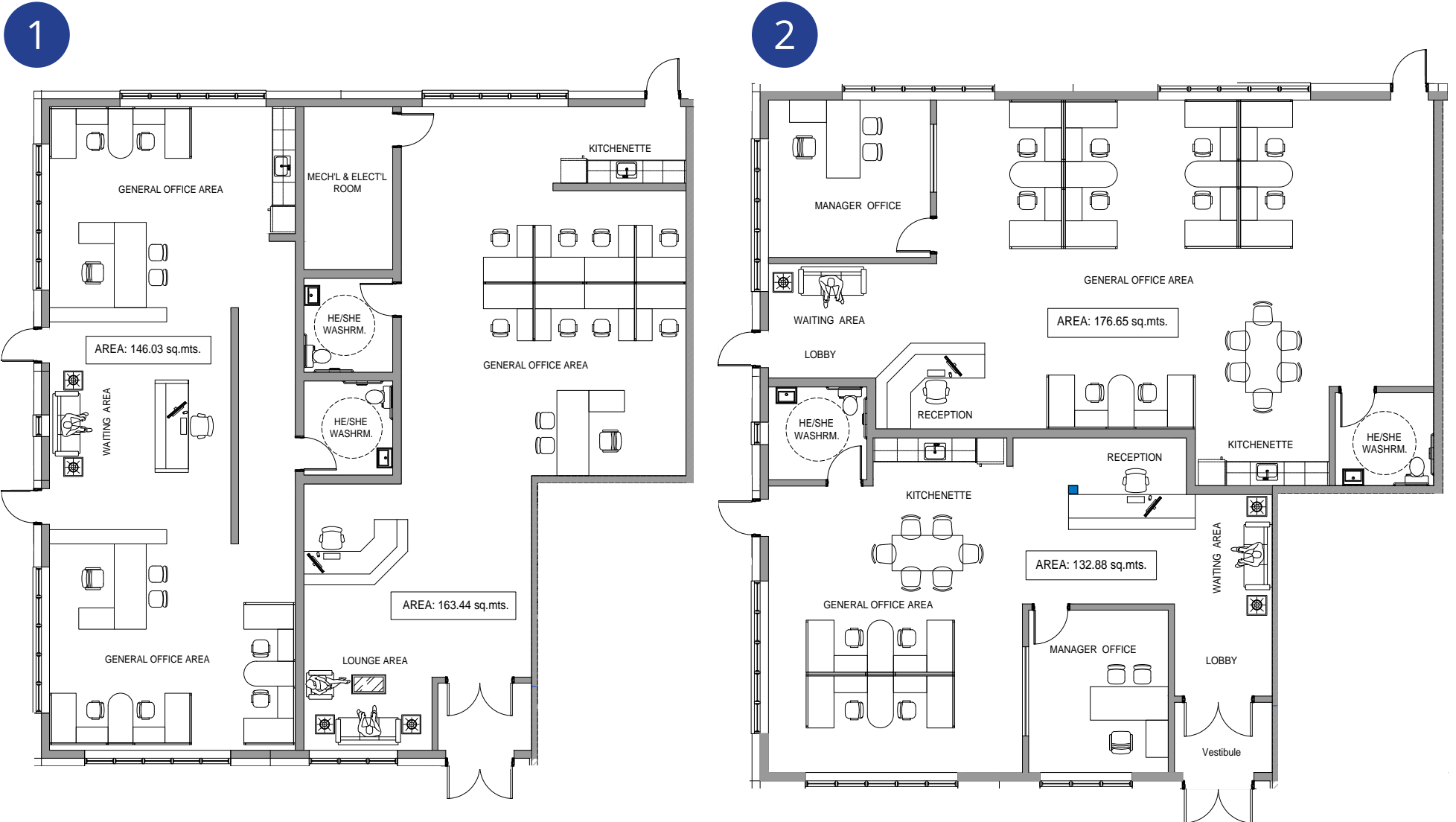
## Highlights

- 6 months net free rent\*
- Demising options are available
- Plenty of free surface parking
- Turn-Key or TIA options available
- Prime Gasline Alley location with easy access to HWY 2

\* 5 year minimum lease term

±3,223  
square feet  
available

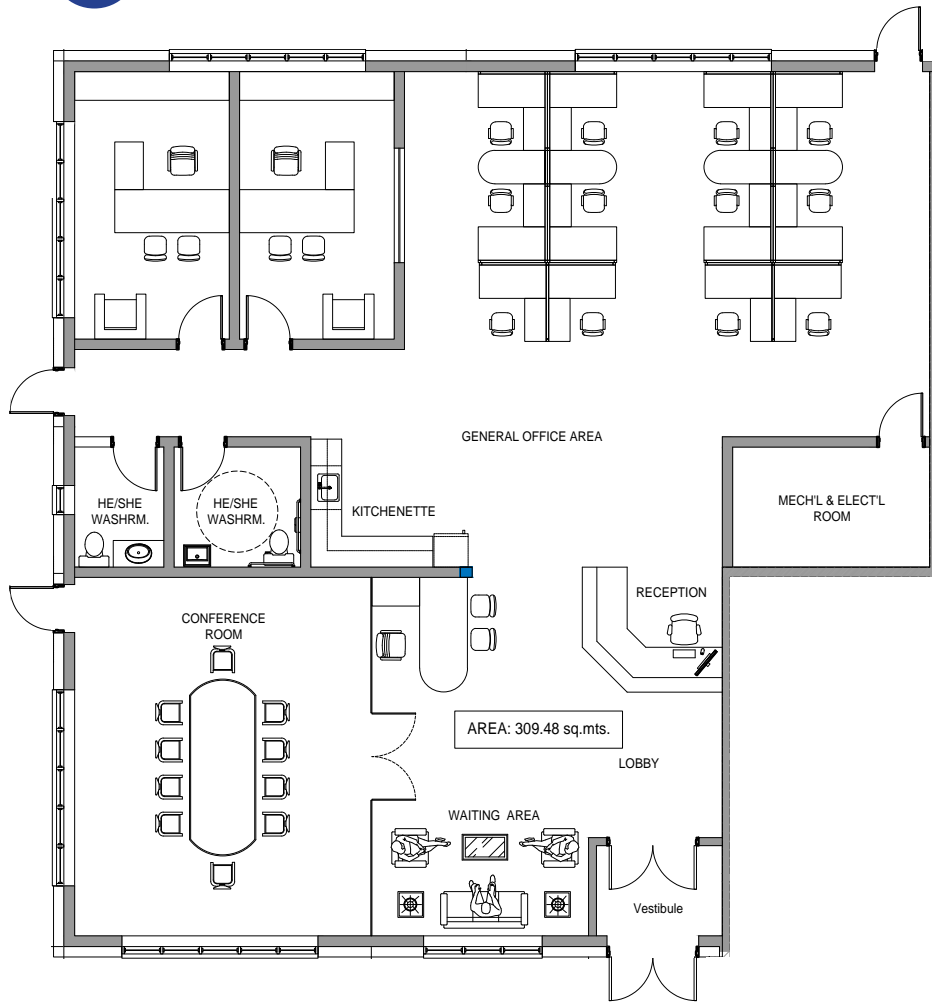
# Sample Layouts



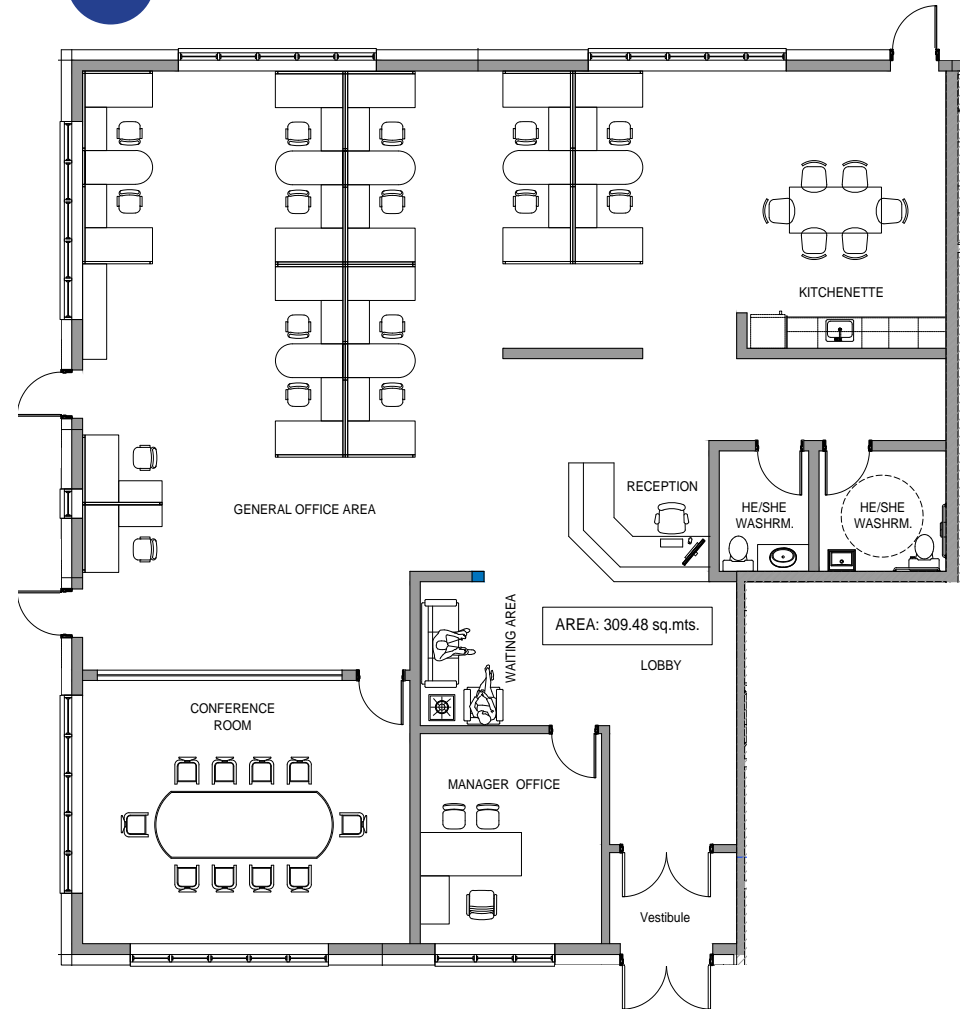
# Sample Layouts



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