

FOR SALE/LEASE

**5002 55TH STREET
RED DEER, AB**



About the Property

Discover Elements at Rivers Edge, a modern and eco-friendly class "A" office building located just four blocks from downtown Red Deer. This premier property is designed to maximize natural light and energy efficiency, providing a professional environment with stunning views of the Red Deer River. Situated off Gaetz Avenue, the building is steps away from local amenities and offers a strategic location for business operations.

A variety of units are available starting at 1,196 SF, with options on both the main and second floors. Elevator access ensures ease of movement throughout the building. Spaces are ideal for medical, office, or retail use and can be tailored to suit your needs, with most units ready for tenant improvements. Immediate possession is available, making it simple to establish your operations without delay.

The property features both surface and underground parking, ensuring convenience for staff and clients alike. Don't miss this opportunity to own or lease a premium space in one of Red Deer's most beautiful buildings.

LEGAL DESCRIPTION

Condo Plan 1424097; 122073; 1820089

UNIT SIZES

Starting at 1,196 SF

LOCATION

Downtown

ZONING

DC -3

LEASE RATE

Starting at \$16.00 PSF

ADDITIONAL RENT

\$7.89 PSF - \$10.21 PSF

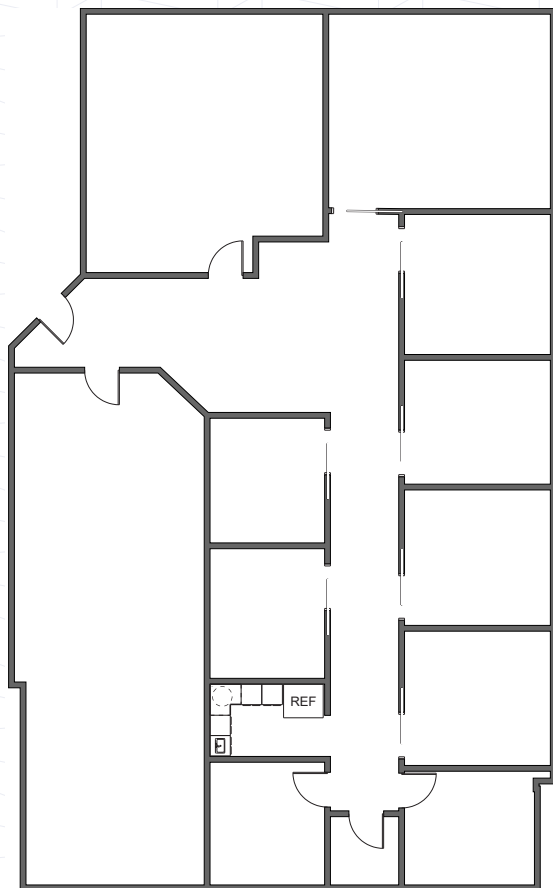
POSSESSION

Immediate

Unit 104

This 3,383 SF office unit at Elements at Rivers Edge offers a modern design with expansive windows overlooking the Red Deer River, light flooring, and premium finishes. The layout includes a reception area, private offices, a boardroom, lunchroom, parts room, file room, and server room, with shared bathrooms in the building's common area.

As the only built-out space available, it demonstrates the potential for other units. Office furniture is negotiable, and immediate possession allows for a quick setup. Located near downtown Red Deer, this turnkey space is *available for lease only*.



LEGAL DESCRIPTION

Condo Plan 1820089, Unit 198

UNIT SIZE

3,383 SF

LOCATION

Downtown

ZONING

DC -3

LEASE RATE

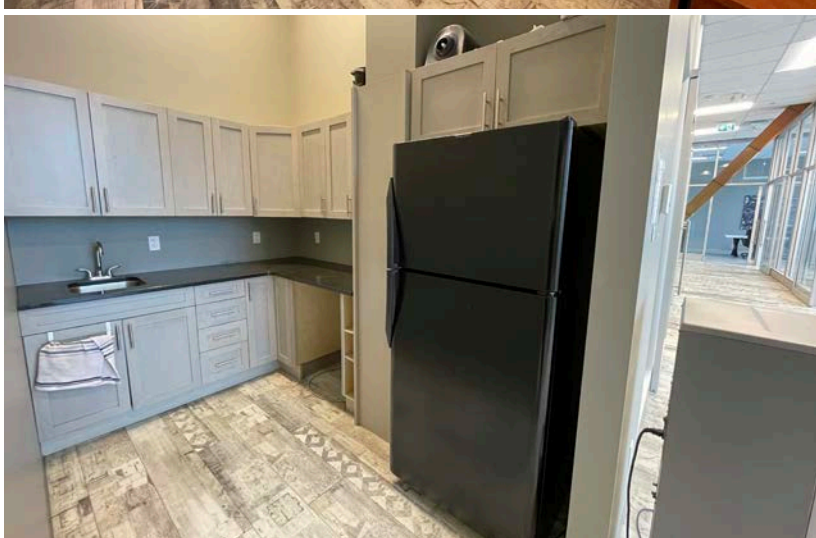
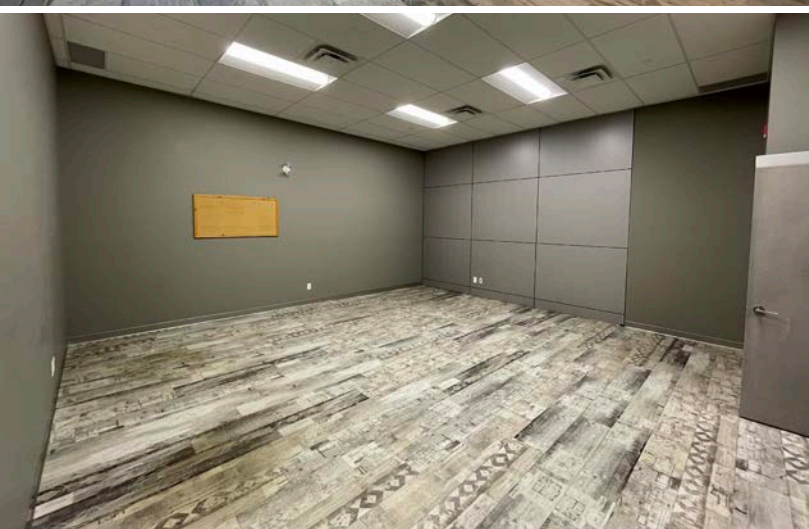
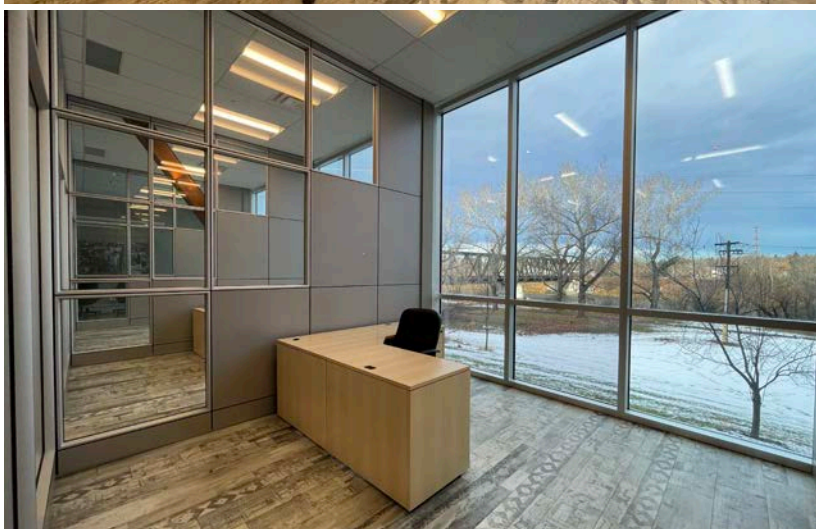
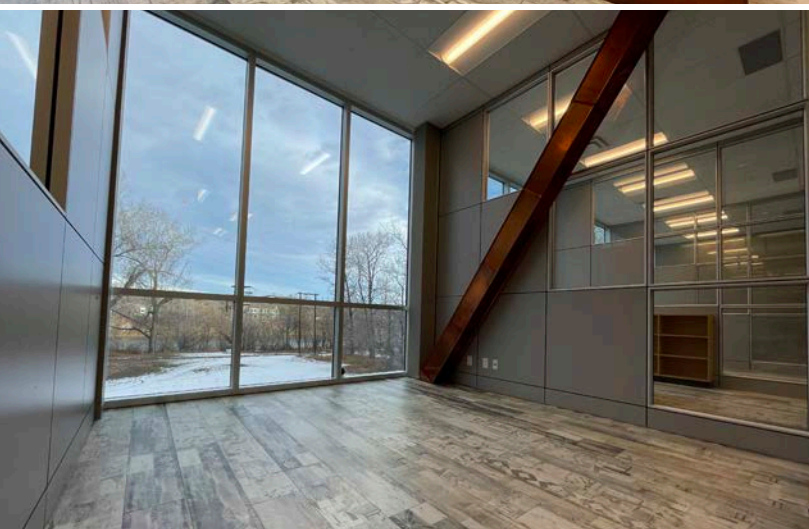
\$20.00 PSF

ADDITIONAL RENT

TBV

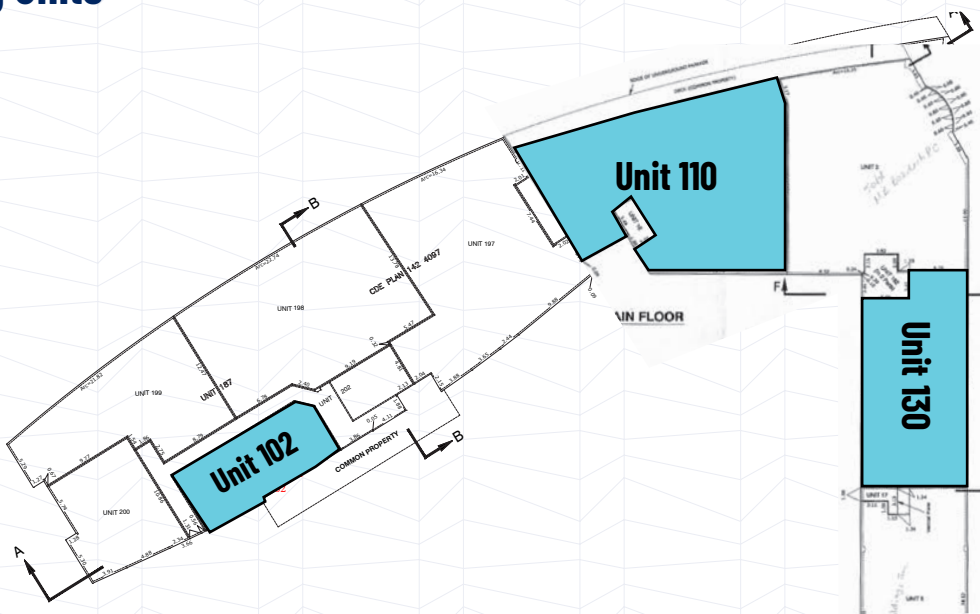
POSSESSION

Immediate



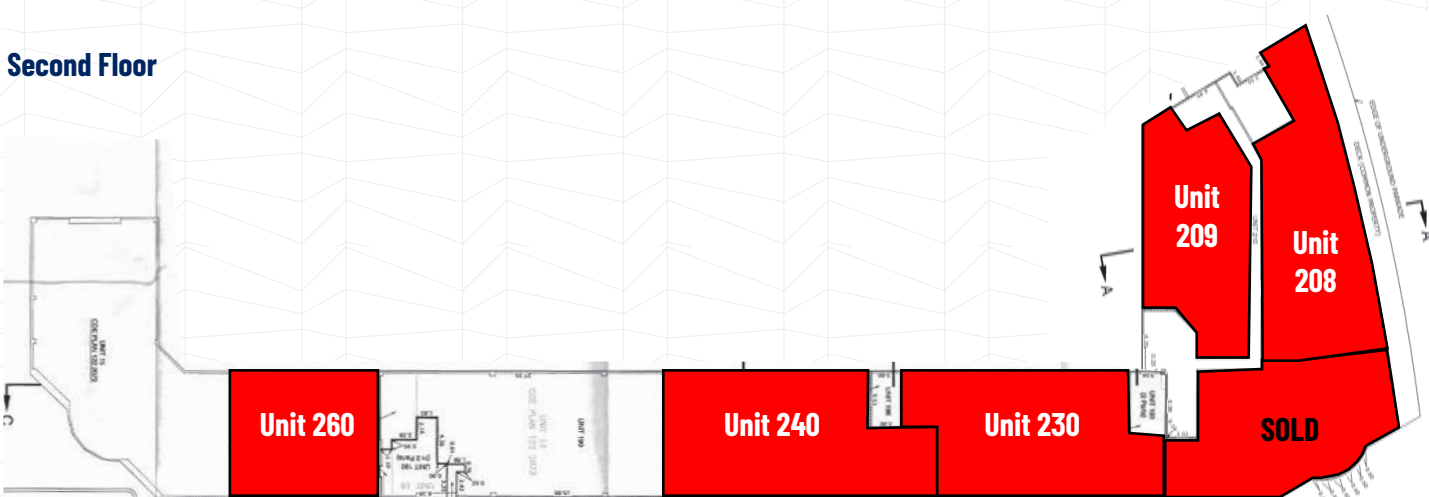
Remaining Units

Main Floor



Unit #	Legal Description	Size (SF)	Lease Rate (PSF)	Additional Rent (PSF)	Sale Price	Price PSF	Status
Main Floor							
102	Condo Plan 1820089	1,196	\$16.00	\$7.89	\$328,900	\$275	Available
110	Condo Plan 1424097	4,054	\$20.00	\$10.21	\$1,317,550	\$325	Available
130	Condo Plan 1424097	4,054	\$20.00	\$10.21	\$1,317,550	\$325	Available
Second Floor							
207	Condo Plan 1424097	2,759	-	-	-	-	SOLD
208	Condo Plan 1424097	2,894	\$14.00	\$8.27	\$723,500	\$250	Available
209	Condo Plan 1424097	2,283	\$14.00	\$8.27	\$570,750	\$250	Available
230	Condo Plan 1424097	2,827	\$14.00	\$8.42	\$706,750	\$250	Available
240	Condo Plan 1424097	3,038	\$14.00	\$8.42	\$759,500	\$250	Available
260	Condo Plan 1424097	1,857	\$14.00	\$8.29	\$464,250	\$250	Available

Second Floor





| Unit 102



5002 55 Street

| Unit 130



| Unit 210



| Unit 210



| Unit 230



| Unit 240



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