

# FOR LEASE

120, 3433 50 AVENUE  
RED DEER, AB





## About the Property

This expansive 3,498 square foot retail unit boasts a coveted corner lot position on one of the city's most prominent thoroughfares, Gaetz Avenue. With its high exposure location, your business will benefit from constant visibility to passing traffic, ensuring maximum footfall and brand awareness.

Equipped with HVAC systems, this unit offers climate control to ensure comfort for both customers and staff year-round. The spacious open layout provides ample room for showcasing your merchandise or creating an inviting environment for your services. Plus, with the convenience of a back loading door, receiving and stocking inventory is a breeze.

Parking will never be a concern with this property, as it offers great parking facilities for both customers and employees, enhancing accessibility and convenience. Adjacent to the Benjamin Moore store, your business will enjoy the synergy of being located next to a well-known brand, drawing in additional traffic and potential customers.

This is a rare opportunity to secure a substantial retail space of this size along South Gaetz Avenue, making it an ideal prospect for businesses looking to establish or expand their presence in Red Deer. Don't miss out on the chance to make this prime location your own. Available for lease starting June 1, 2024.

### LEGAL DESCRIPTION

Plan 7520281, Block 6, Lot C

### UNIT SIZE

3,498 SF

### LOCATION

South Gaetz

### ZONING

C4 Commercial (Major Arterial) District

### LEASE RATE

\$18.00 PSF

### ADDITIONAL RENT

\$8.50 PSF (utilities & garbage pickup included)

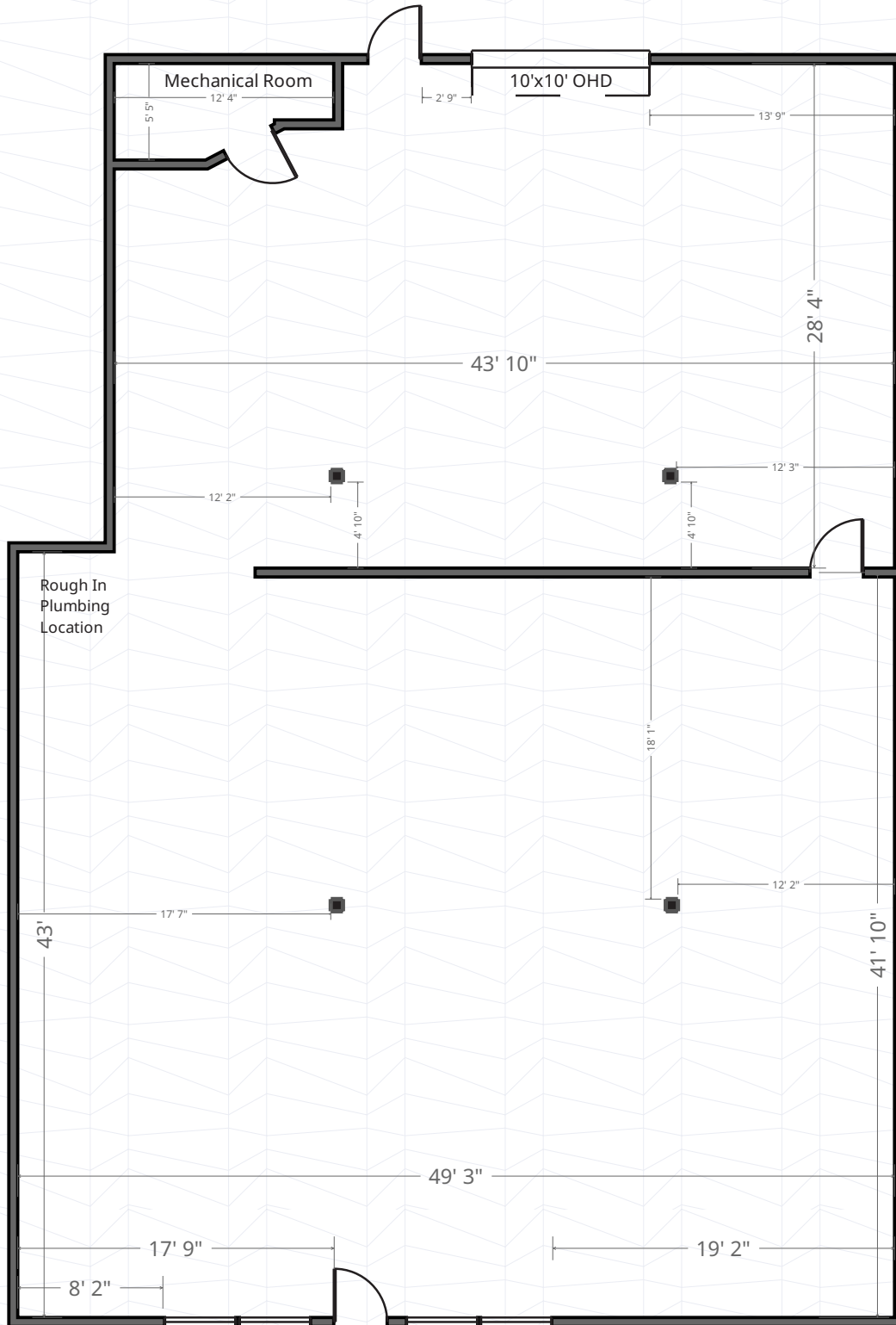
### MONTHLY RENT

\$7,724.75 + GST

### POSSESSION

Immediate

# Floor Plan





5212 48 Street





# Central Alberta's Ambassador for Commercial Real Estate



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