

# FOR LEASE

4309 52 AVENUE  
RED DEER, AB





## About the Property

This 1,888 SF main floor unit in the Skyway Medical Centre offers an exceptional opportunity for businesses seeking a prime location in Red Deer. Situated directly across from the Red Deer Regional Hospital, the space features a mostly open layout with a retail area, work area, storage, and dual access points (separate entrance and internal building access). Shared common bathrooms are conveniently available.

C1 zoning allows for diverse uses, including Health & Medical Services, Professional Offices, Specialty Food Services, and more. The unit is ready for tenant improvements and available for immediate possession.

Skyway Medical Centre is a wheelchair-accessible, three-storey building with ample paved parking, wide hallways, and two elevators. Prominent tenants include Central Alberta Orthopedics, Pharmasave, and Springs Family Medical Clinic. Located near Gaetz Ave and Taylor Drive, this space offers unmatched convenience and visibility for your business.

### LEGAL DESCRIPTION

Plan 1123623, Block 1, Lot 20A

### UNIT SIZE

1,888 SF

### LOCATION

Downtown

### ZONING

C1 - City Centre Commercial Zone

### LEASE RATE

\$21.00 PSF

### ADDITIONAL RENT

\$16.95 PSF

### MONTHLY RENT

\$5,970.80 + GST

### POSSESSION

Immediate



# Red Deer Regional Hospital Expansion

The Red Deer Regional Hospital Centre (RDRHC) Redevelopment Project is a significant \$1.8 billion investment aimed at transforming healthcare services for Central Alberta. As the largest hospital redevelopment project in Alberta's history, this initiative will address longstanding capacity challenges and ensure the region can meet growing healthcare demands. The project includes the construction of a new patient tower, which will add 200 new inpatient beds, increasing the hospital's capacity from 370 to 570 beds. This expansion will provide much-needed space to accommodate patients and streamline hospital operations.

Additionally, the redevelopment includes the addition of six new operating rooms to improve surgical capacity and efficiency, along with two cardiac catheterization labs to enhance cardiovascular care for the region. A new Ambulatory Care building will house a variety of outpatient services, including mental health programs, dialysis treatment, and minor procedure clinics, allowing for improved access to specialized care. The existing hospital infrastructure will undergo extensive renovations, which will be carefully completed in phases to ensure current services remain operational throughout the construction process.

To support the expanded facility, the project also includes a new central power plant to enhance operational efficiency and reliability. Moreover, the hospital will gain over 200 underground parking stalls, improving accessibility for patients, visitors, and staff. Once complete, the redeveloped Red Deer Regional Hospital will be a modern, state-of-the-art facility capable of delivering advanced healthcare services to Central Alberta's growing population. This critical investment will significantly improve patient care, reduce service delays, and ensure long-term capacity to meet the healthcare needs of the region.

To find out more information about the expansion, click [here](#).





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#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7  
www.salomonscommercial.com

**Brett Salomons**  
Listing Agent  
403.314.6187  
brett@salomonscommercial.com

**Kelly Babcock**  
Partner/Broker  
403.314.6188  
kelly@salomonscommercial.com

**Mike Williamson**  
Associate  
403.314.6189  
mike@salomonscommercial.com

**Davin Kemshead**  
Associate  
403.314.6190  
davin@salomonscommercial.com

**Max Field**  
Associate  
403.314.6186  
max@salomonscommercial.com

**Jordan Krulicki**  
Associate  
403.314.6185  
jordan@salomonscommercial.com