

# FOR LEASE

---

**5501 45TH AVENUE  
RED DEER, AB**





## About the Property

Establish your business in this 1,946 SF freestanding retail building positioned on the corner of 55 Street and 45 Avenue. Originally constructed in 1948 and recently modernized, the property offers updated improvements while maintaining a strong street presence in a mature neighbourhood setting.

The C3-zoned site provides exposure to a high-traffic corridor and is located just minutes from downtown, supporting steady vehicle and pedestrian activity. Surrounded by established residential density and nearby schools including Lindsey Thurber, Gateway, and École Camille J. Lerouge, the location benefits from consistent daytime traffic.

The building features an open retail area, storage room, and washroom, allowing flexible configurations to suit a variety of retail or service uses. Nine on-site parking stalls are included, with additional street parking available. Immediate possession offered.

### LEGAL DESCRIPTION

Plan K6, Block A, Lot 1

### BUILDING SIZE

1,946 SF

### LOCATION

Waskasoo

### ZONING

C3 - Neighbourhood Commercial Zone

### LEASE RATE

\$15.00

### ADDITIONAL RENT

\$5.80 PSF

### MONTHLY RENT

\$3,373.07 + GST

### POSSESSION

Immediate





# Central Alberta's Ambassador for Commercial Real Estate



#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7  
[www.salomonscommercial.com](http://www.salomonscommercial.com)

**Max Field**  
Listing Agent  
403.314.6186  
[max@salomonscommercial.com](mailto:max@salomonscommercial.com)

**Kelly Babcock**  
Partner/Broker  
403.314.6188  
[kelly@salomonscommercial.com](mailto:kelly@salomonscommercial.com)

**Brett Salomons**  
Partner  
403.314.6187  
[brett@salomonscommercial.com](mailto:brett@salomonscommercial.com)

**Davin Kemshead**  
Associate  
403.314.6190  
[davin@salomonscommercial.com](mailto:davin@salomonscommercial.com)

**Mike Williamson**  
Associate  
403.314.6189  
[mike@salomonscommercial.com](mailto:mike@salomonscommercial.com)

**Jordan Krulicki**  
Associate  
403.314.6185  
[jordan@salomonscommercial.com](mailto:jordan@salomonscommercial.com)