

For Lease

Central Alberta Professional Centre

Professional & Medical Suites

5201 43rd Street, Red Deer



UPCOUNTRY

Asking Rate:

\$17.00 PSF

Blair McArthur

Vice President
+1 403 391 0669
blair.mcarthur@colliers.com

Accelerating success.

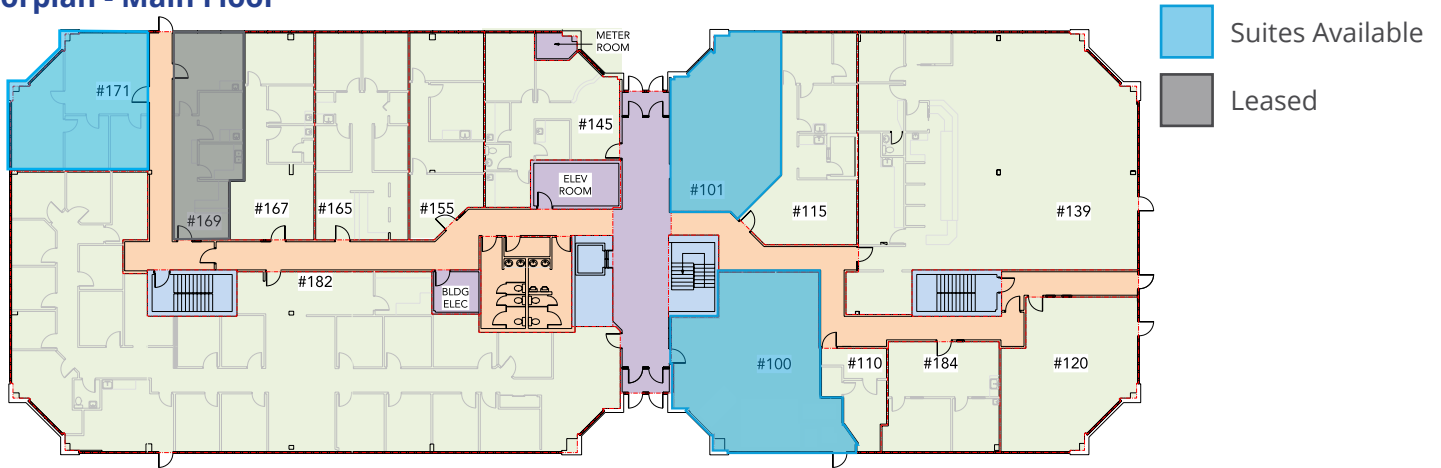


Property Overview

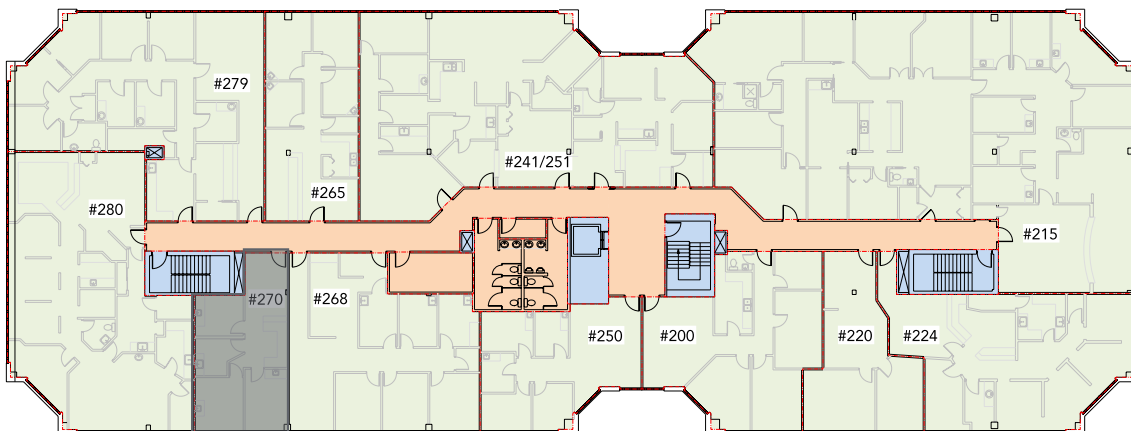
Net Rent:	\$17.00 / SF
2026 Operating Costs:	\$15.60 / SF All building costs are included (maintenance, HVAC, utilities, management, common janitorial)
Legal Description:	Plan 7921769, Lot 2
Zoning:	C1 - Downtown Commercial District
Availability:	Immediately

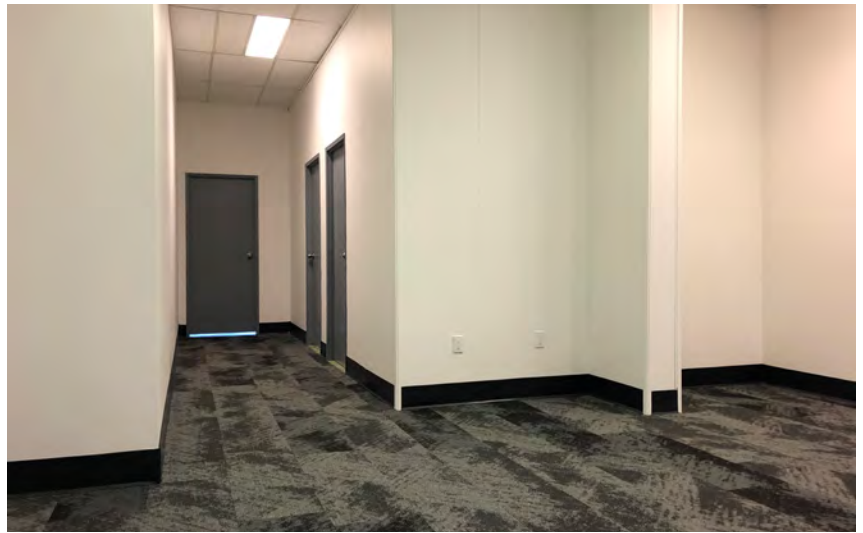
Improvement Allowance:	Negotiable	
Rentable Area:	Suite 100	1,387 SF
	Suite 101	911 SF
	Suite 169	Leased
	Suite 171	881 SF
	Suite 270	Leased
Parking:	Ample Surface Parking Available for Tenants & Visitors	
	Dedicated Staff Stalls: \$40/ Stall/Month	

Floorplan - Main Floor



Floorplan - Second Floor



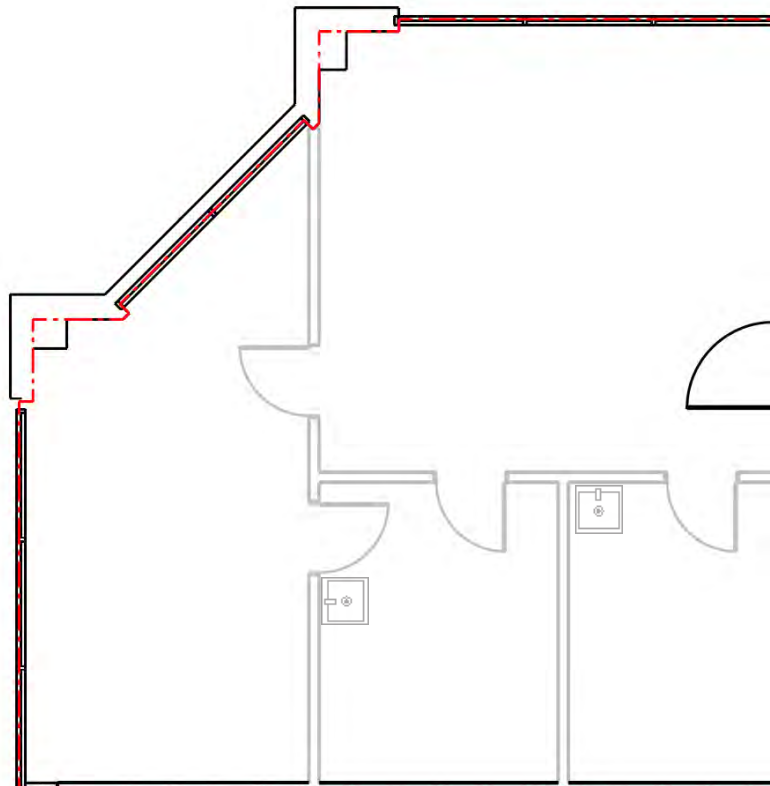


Features

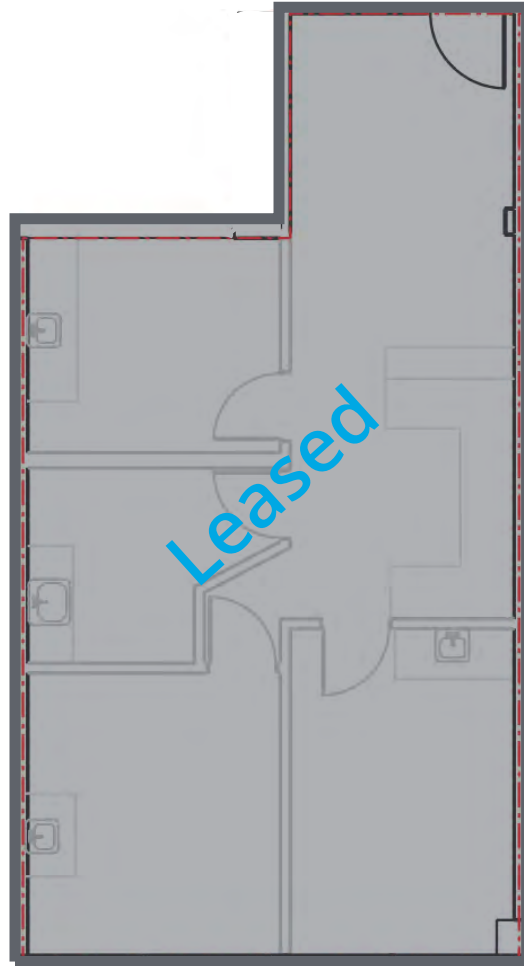
- The Red Deer Regional Hospital Centre & Central Alberta Cancer Centre located across the street
- Easy access to arterial roads such as Taylor Drive and Gaetz Avenue
- Ample surface parking available for tenants and visitors
- Suites are ideal for professional or medical uses
- Pharmacy located on site

Main & second
floor suites
available

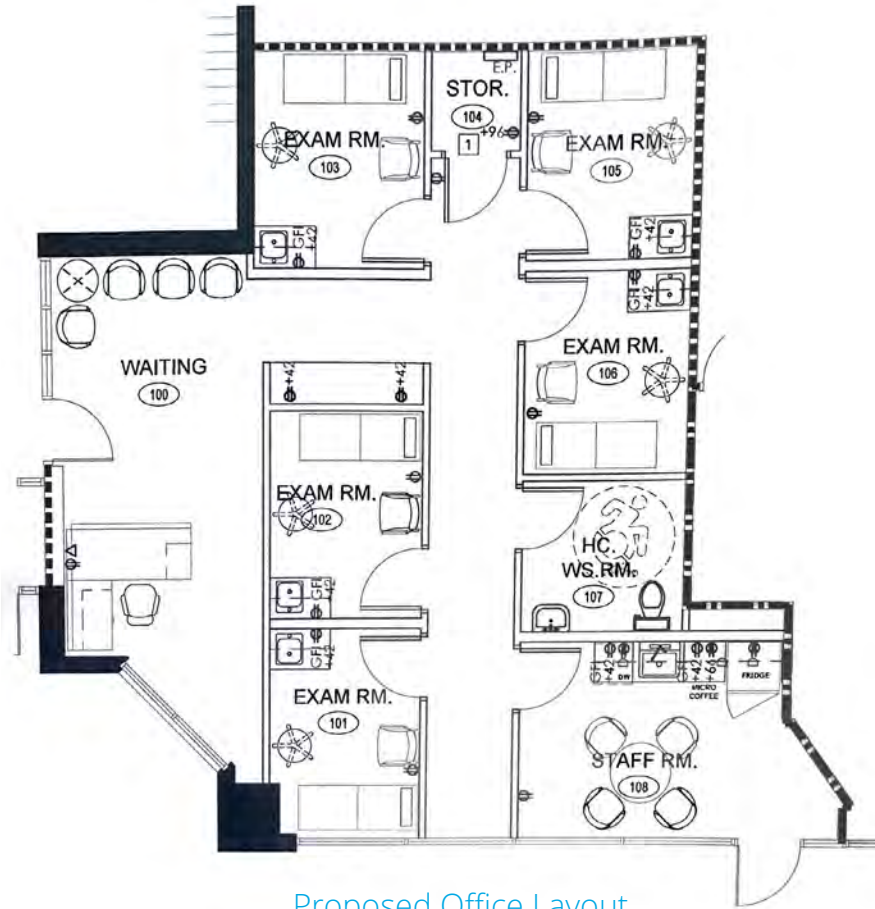
Suite 171 - 881 SF



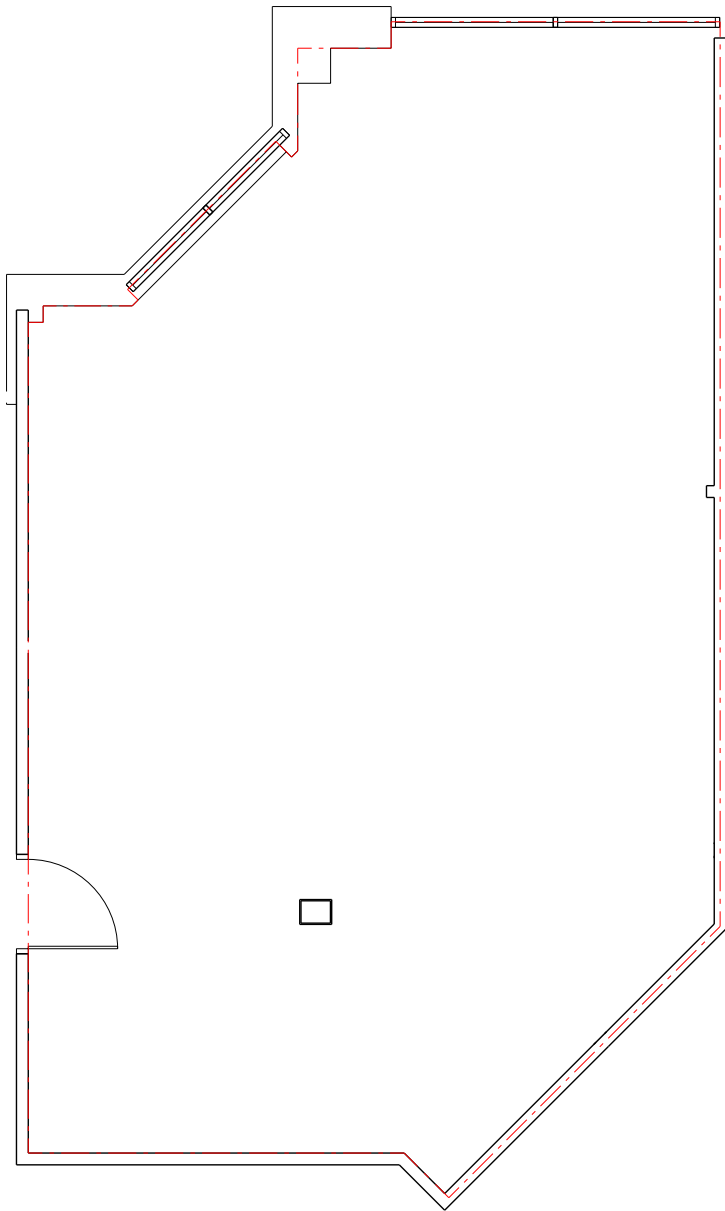
Suite 270 - 775 SF



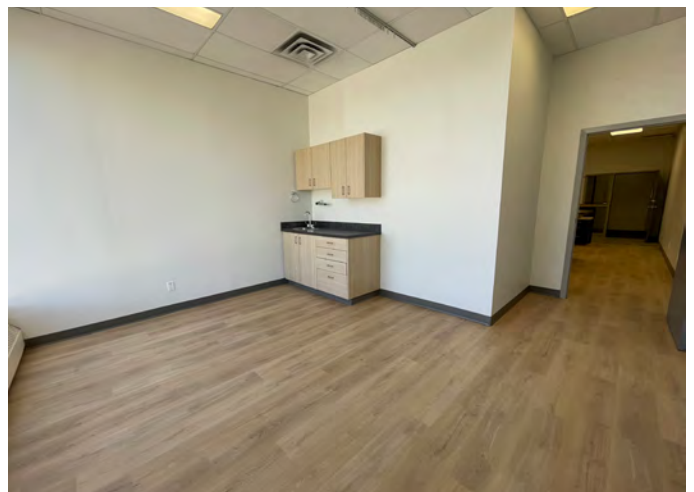
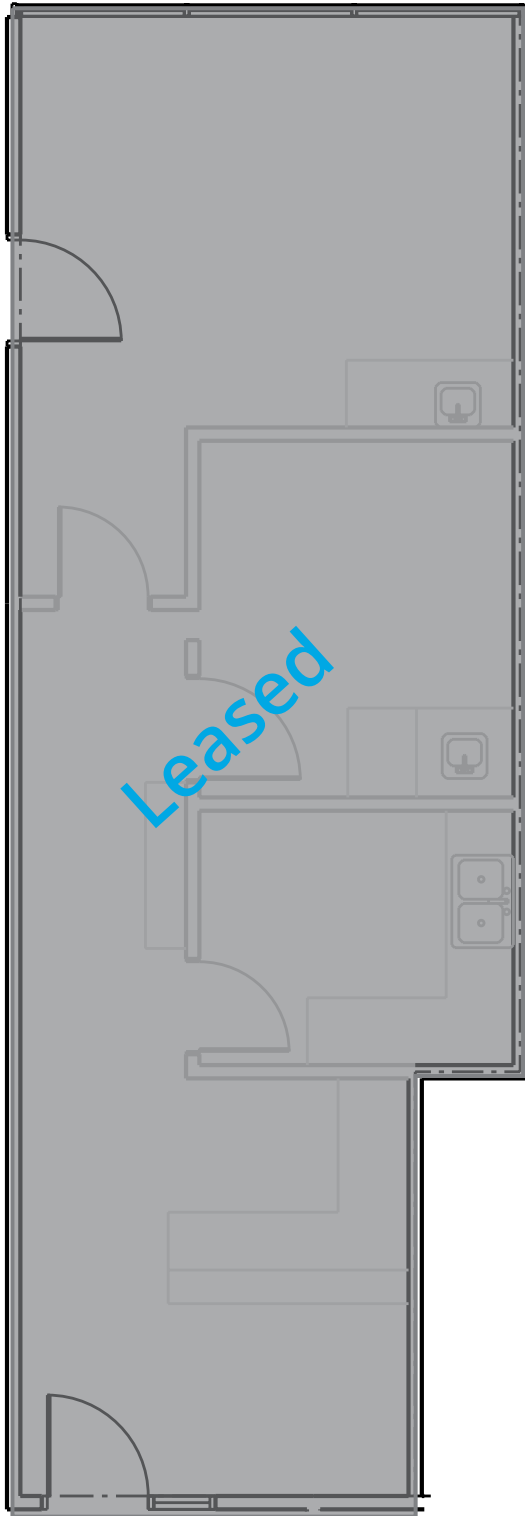
Suite 100 - 1,387 SF



Suite 101 - 911 SF



Suite 169 - 717 SF



Surrounding Amenities





Blair McArthur

Vice President

blair.mcarthur@colliers.com

Direct: +1 403 391 0669

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement



collierscanada.com

Accelerating success.