

For Lease



GREAT RETAIL LOCATION

3119 49 AVENUE
RED DEER, ALBERTA

BUILDING DETAILS



Zoning

C-4 Commercial



Parking

Ample



Power

100 amps



District

Commercial

HIGHLIGHTS

- Excellent opportunity to open your business on the corner of 32 Street and 50 Avenue with excellent exposure and signage availability
- Tenants include Liquor Depot and Dino's Pizza and Pasta
- Easy to access main roads and highways with lots of passing traffic
- Lots of passing traffic
- Surrounded by lots of residential roof tops

DEMOGRAPHICS

Courtesy of the City of Red Deer



Population

100,418



Median Age

34



Traffic Count

33,413 on Gaetz & 50th Avenue



Household Income (Family)

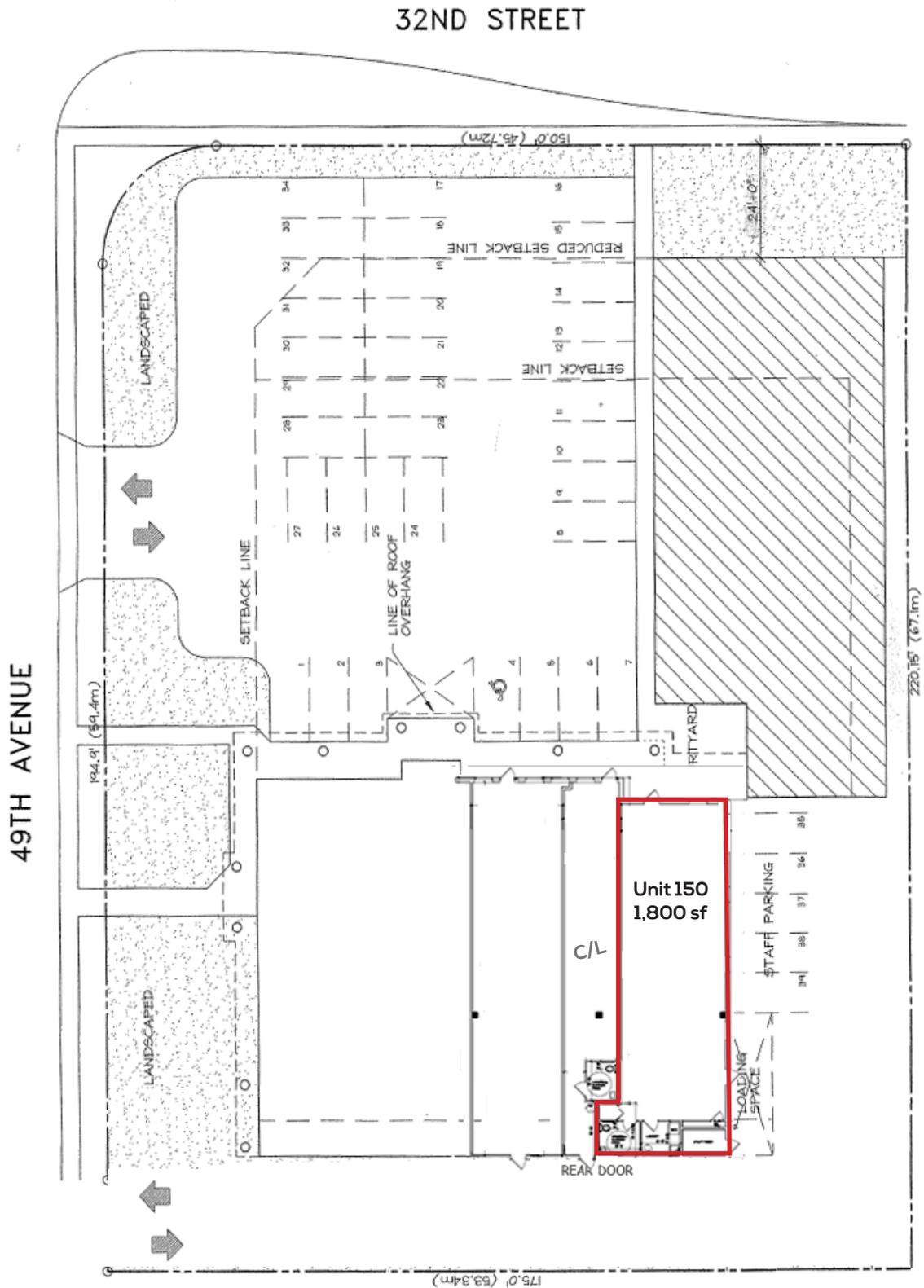
\$93,098

PROPERTY DESCRIPTION

Rate:	Market
Op Costs:	\$10.69 psf (est.)
Size:	Unit 150: 1,800 sq. ft.
Available:	Immediately
Term:	3 - 5 years +

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Real Estate Solutions



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LOCATION

3119 49 Avenue, Red Deer, Alberta



CHOOSE YOUR AVENUE

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