

FOR LEASE

4, 5571 45TH STREET
RED DEER, AB





About the Property

Last remaining commercial unit in the high-demand Capstone area. Unit #4, formerly ESP Salon Products, offers high ceilings, open-concept floorplan, large showroom, meeting room, and dedicated shipping/receiving area. Ideal for retail, office, or service-based businesses seeking strong visibility.

Prime location with quick access from Taylor Drive, minutes to Red Deer's Downtown Core and Red Deer Hospital. Surrounded by growing local businesses including Booyah Bagels, Bo's Sandwich Shop, Fetch Haus, Red Stag Barbershop, and Troubled Monk Brewery. Capstone is a walkable riverfront community designed for connectivity, growth, and high pedestrian traffic.

Available now – perfect opportunity for businesses looking for Red Deer retail space, office lease, or commercial space for rent in Capstone.

LEGAL DESCRIPTION

Plan 1023492, Block 1, Lot 3

UNIT SIZE

2,450 SF

LOCATION

Capstone

ZONING

CAP-PR

LEASE RATE

\$18.00 PSF

ADDITIONAL RENT

\$7.20 PSF (*utilities included*)

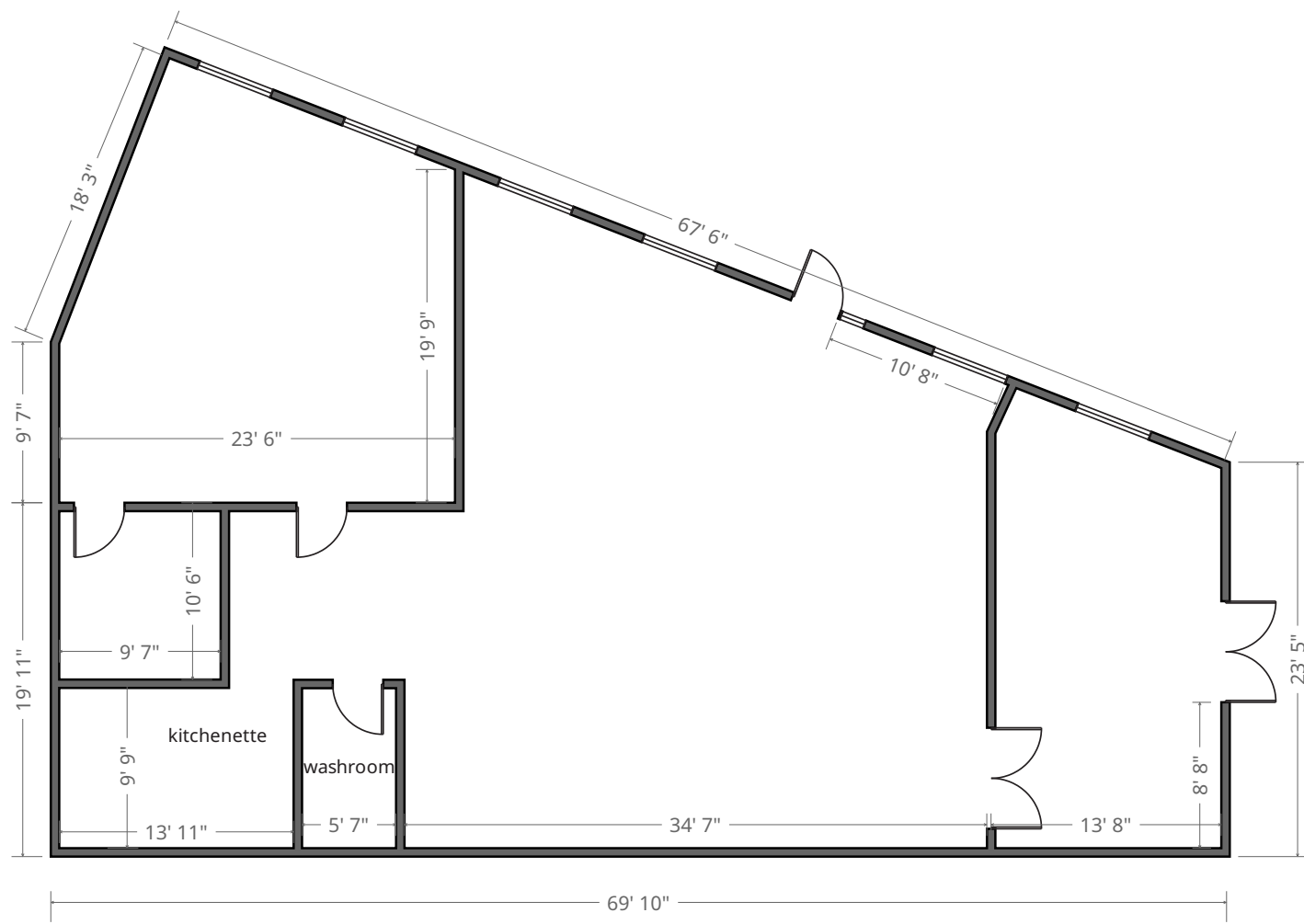
MONTHLY RENT

\$5,145.00 + GST

POSSESSION

Immediate

Floor Plan







Central Alberta's Ambassador for Commercial Real Estate



SALOMONS
COMMERCIAL

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

Davin Kemshead
Listing Agent
403.314.6190
davin@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Kelly Babcock
Partner/Broker
403.314.6188
kelly@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Brett Salomons
Partner
403.314.6187
brett@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com