



# FOR SALE

2950 BREMNER AVENUE  
RED DEER, AB

**PRICE REDUCED**



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# EXECUTIVE SUMMARY

Salomons Commercial is the exclusive representative for the investment/redevelopment sale of 2950 Bremner Avenue, a 2-storey office building located in Red Deer, Alberta. Spanning 45,331 SF on a 3.11-acre lot, this property offers a strategic location with immediate access to Gaetz Avenue, one of the city's primary arterial roads.

This versatile asset provides an excellent opportunity for investors or owner-users, with flexible features suitable for a range of business uses. Salomons Commercial, in partnership with Bell Cornerstone, brings extensive experience in managing high-value transactions, ensuring a seamless process. We are dedicated to highlighting the property's potential and facilitating a successful transaction for all parties involved.

2950 Bremner Avenue is poised to deliver exceptional value in a prime location, making it an ideal choice for investment or redevelopment.

**SALE PRICE**  
~~\$3,950,000~~  
**\$3,450,000**

## LOCATION

Red Deer

## MUNICIPAL ADDRESS

2950 Bremner Avenue, Red Deer, AB

## LEGAL DESCRIPTION

Plan 7921733, Block 14, Lot 11

## ZONING

C5 - Mixed Use Commercial

## SITE SIZE

3.11 Acres

## GLA

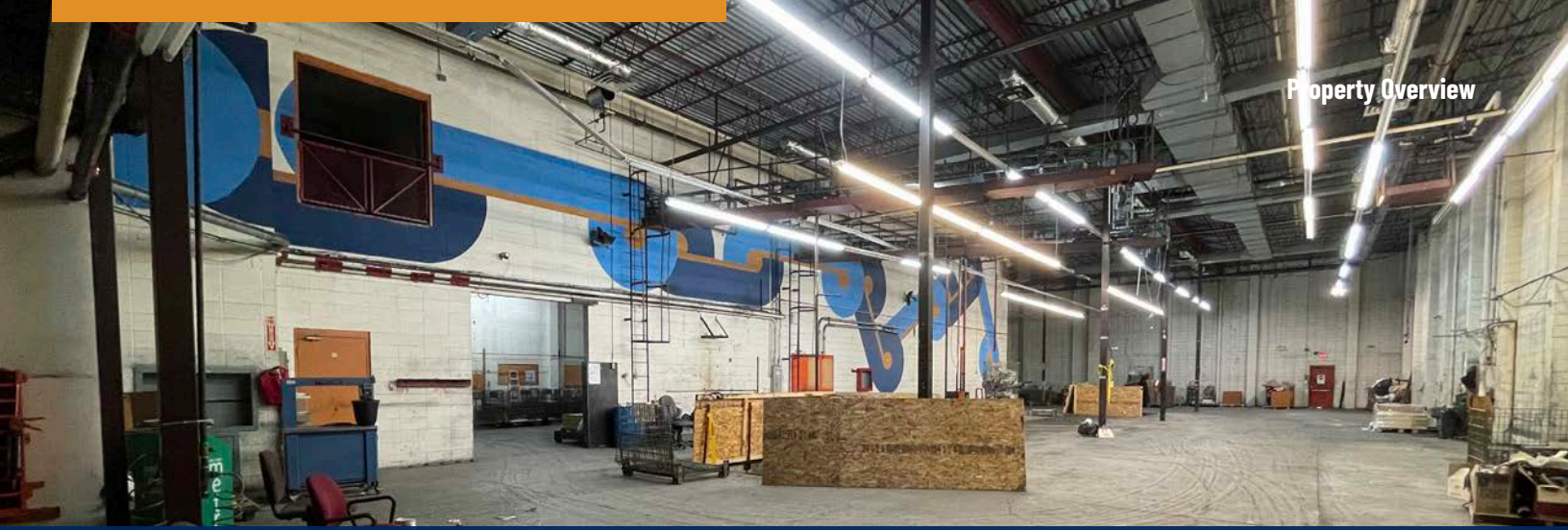
Main Floor: 29,900 SF

Second Floor : 15,431 SF

Total: 45,331 SF

## SITE COVERAGE

21.70%



# PROPERTY OVERVIEW

## POWER

1600 AMP, 600 Volt, 3-Phase

## CEILING HEIGHT

+/- 19' to Joist  
25'4" to Decking

## BAY DOORS

(3) Dock Height Doors  
(1) Grade Level Door

## YEAR BUILT

1980

## PARKING

100 Stalls

## PROPERTY TAXES

\$60,017 (2024)

2950 Bremner Avenue is a 2-storey office building located on a prominent corner lot in Red Deer, Alberta. Built in 1980, the building spans 45,331 SF and is situated on 3.11 acres of land, offering ample room for parking, future development, or redevelopment opportunities. Zoned C-5, this property is suited for a variety of uses, including commercial, residential, and mixed-use developments, serving the growing needs of surrounding neighborhoods along collector roads. An environmental assessment has already been completed on the building, providing added confidence for prospective buyers.

The main floor consists of 29,900 SF, while the second floor adds 15,431 SF. The building is supported by 100+ parking stalls across two parking lots and includes three dock-height doors and one grade-level door, ideal for flexible operational needs. Ceiling heights range from 19' to the joists and 25'4" to decking, with power capabilities of 1600 AMP, 600 Volt, 3-Phase. Interior spaces include a reception area, bullpen workspaces, private offices, meeting rooms, a cafeteria, and a large warehouse. The mailroom features enhanced slab strength with 12" thick concrete flooring, designed for specialized equipment like printing machines.

The property's location along Gaetz Avenue offers excellent visibility and access to major amenities, including Bower Place Mall, the newly developed Royal Court retail center, and Crimson Villas senior living complex. This area is experiencing significant redevelopment, highlighted by projects such as the Kia Dealership and new retail spaces.

With flexible zoning, a strong mix of features, and a prime location, 2950 Bremner Avenue presents an exceptional opportunity for investors, developers, or owner-users looking to capitalize on Red Deer's evolving commercial landscape.



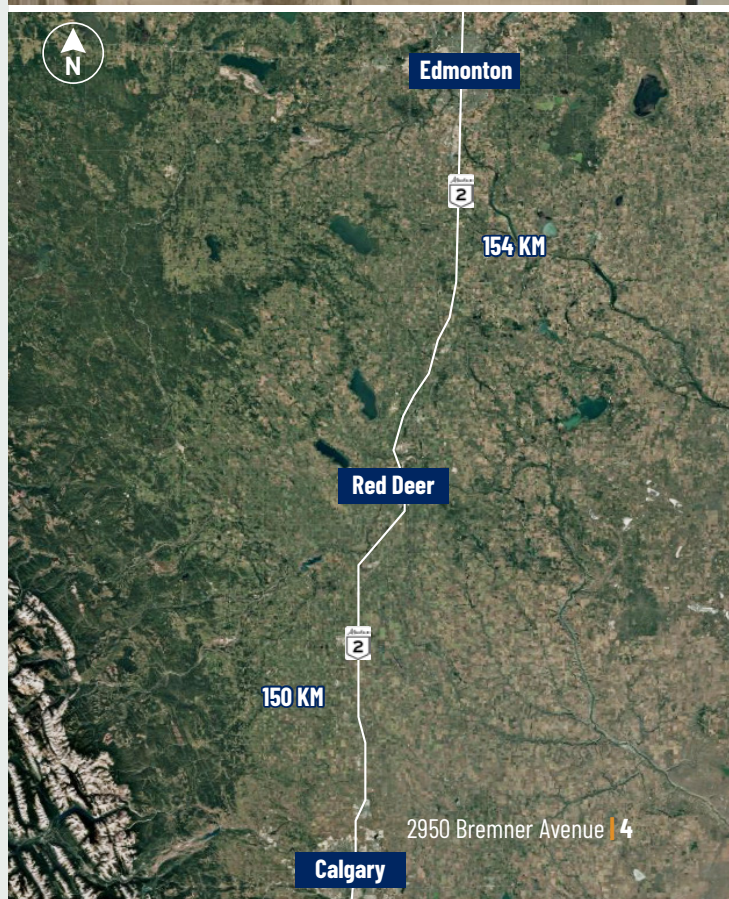
# LOCATION OVERVIEW

2950 Bremner Avenue is located in the heart of Red Deer, Alberta, a dynamic city strategically positioned between Edmonton and Calgary along the busy Queen Elizabeth II Highway. This central location makes Red Deer a key hub for commerce, logistics, and services, providing businesses with access to a population base of over 2.5 million people within a 90-minute drive.

The property benefits from immediate access to Gaetz Avenue, a primary arterial road in Red Deer, ensuring high visibility and excellent connectivity to surrounding neighborhoods and regional markets. Its location is further enhanced by being centrally positioned amidst a mix of residential and commercial amenities. The area offers convenient access to shopping, dining, professional services, and housing, reflecting a well-established and vibrant community that supports both business operations and customer engagement.

Red Deer's economic strength lies in its diverse industries, including manufacturing, logistics, agriculture, and healthcare, making it an attractive destination for businesses and investors. The city's centrality between Alberta's two largest urban centers provides a strategic advantage, offering businesses a balanced mix of urban convenience and regional connectivity.

2950 Bremner Avenue's prime location, paired with Red Deer's growing economy and the area's extensive amenities, positions the property as an ideal opportunity for businesses, developers, or investors seeking to capitalize on the city's central role in Alberta's economic landscape.



# Market Overview

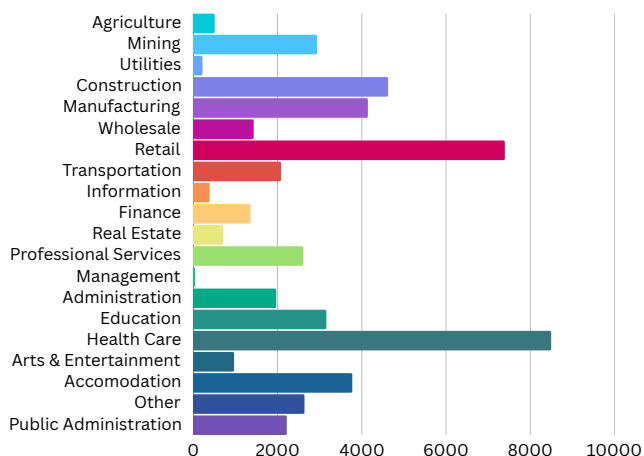


**POPULATION**  
110,423 (2024)



**MEDIAN HOUSEHOLD INCOME**  
\$85,000 (2022)

## LABOUR FORCE BY INDUSTRY



## LABOUR FORCE PARTICIPATION

66.7%

## RED DEER UNEMPLOYMENT RATE

7.3% (2024)

## TOTAL EMPLOYMENT

118,500 (2024)

## TOTAL ESTABLISHMENTS

3,913 (2024)

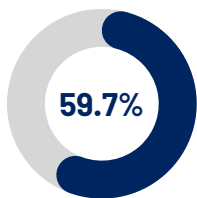


**NUMBER OF HOUSEHOLDS**  
41,000 (2021)

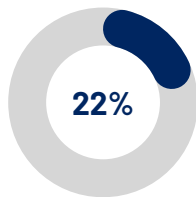


**AVERAGE AGE**  
38.8 (2021)

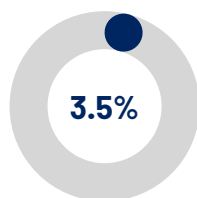
## EDUCATION LEVELS



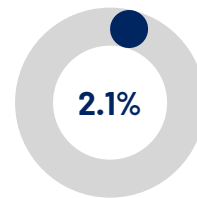
Postsecondary,  
Certificate, Diploma  
or Degree



Bachelor's Degree or  
Higher

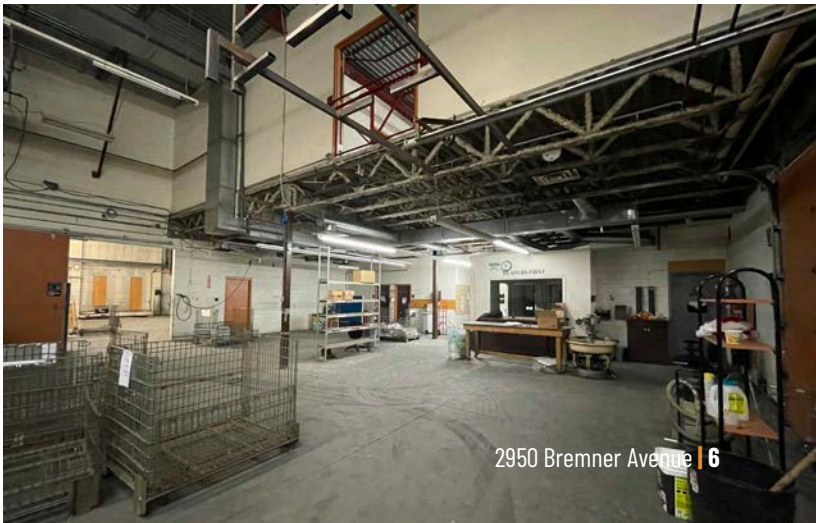
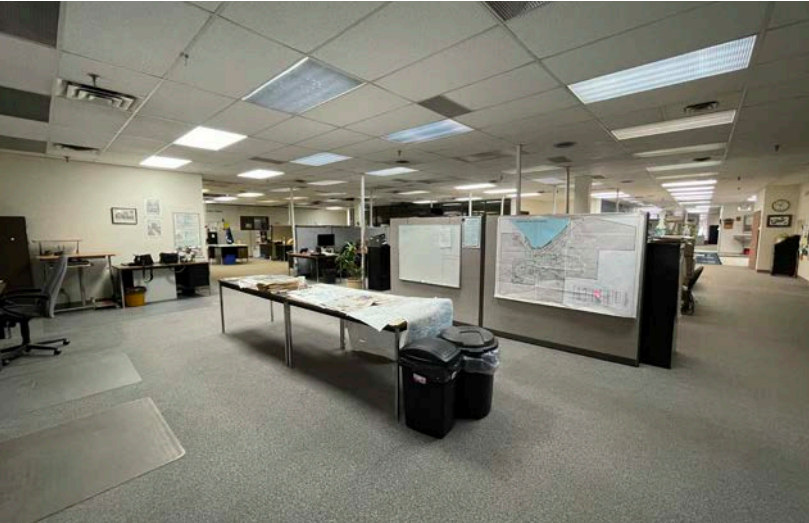


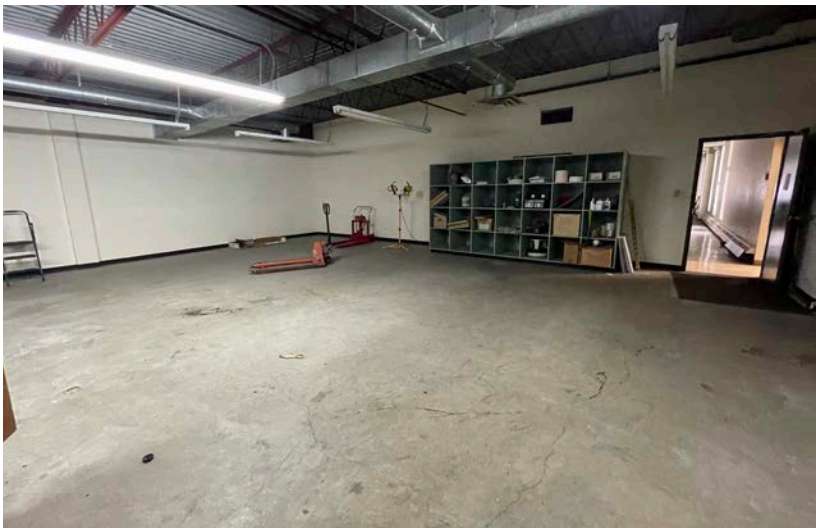
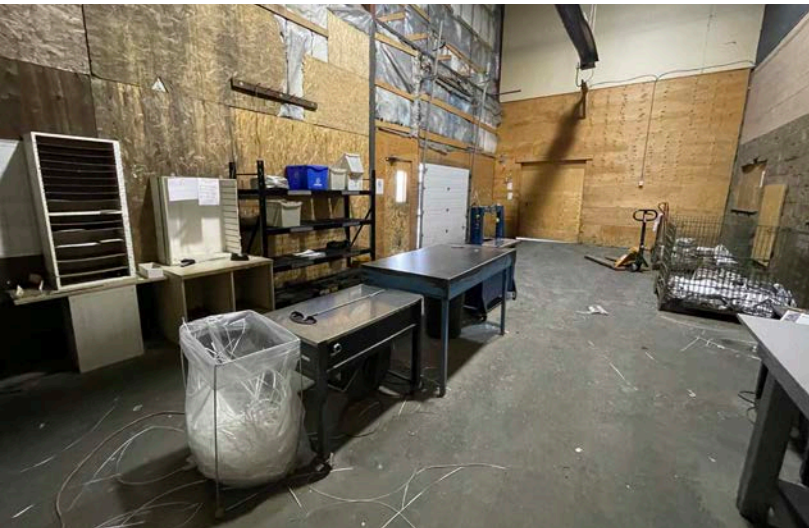
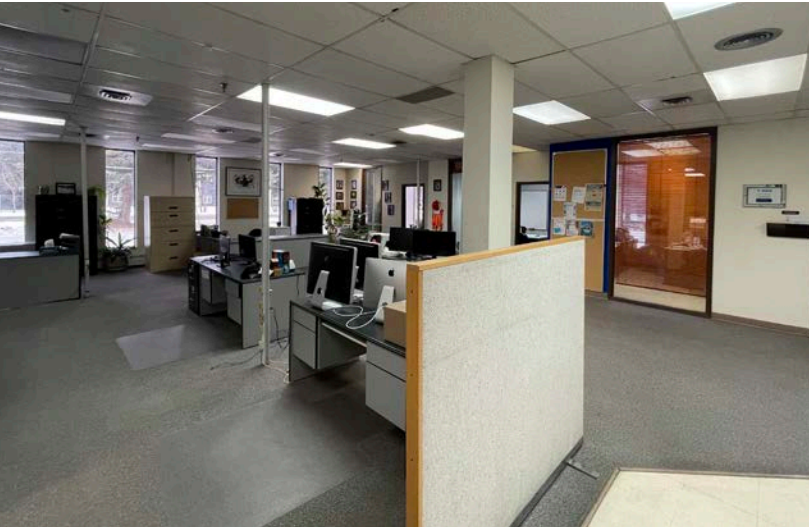
Master's Degree or  
Higher



Others Above  
Bachelors Degree

For more information, click [here](#)





**FOR QUESTIONS,  
PLEASE CONTACT US.**

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