

# For Sublease

**4407 - 50 Avenue** Red Deer, AB

**16,839 SF** of Premium Retail Space Available  
Adjacent to the FreshCo



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# Property details

## ADDRESS

4407 - 50 Avenue, Red Deer, AB

## VACANCY

+/- 16,839 SF

## AVAILABLE

Immediately

## LEGAL PLAN

9222152, Block 2

## ZONING

C1 - Commercial (City Centre) District

## BASIC RENT

Negotiable

## OPERATING COSTS

\$10.00 PSF

## UTILITIES

Seperately Metered and/or Sub-Metered

## PARKING

±256 Surface stalls

# Highlights



**Anchored by trusted national brands** including FreshCo, Safeway Gas, and Scotiabank, driving steady customer flow



**Abundant on-site parking** with convenient access from both Gaetz Avenue and 50 Avenue



**Situated in a high-traffic, high-exposure location** in the core of Red Deer's bustling Gaetz Avenue Commercial Corridor



**Directly across from Red Deer Regional Hospital**—ideal for capturing consistent foot traffic

## SIDE VIEW

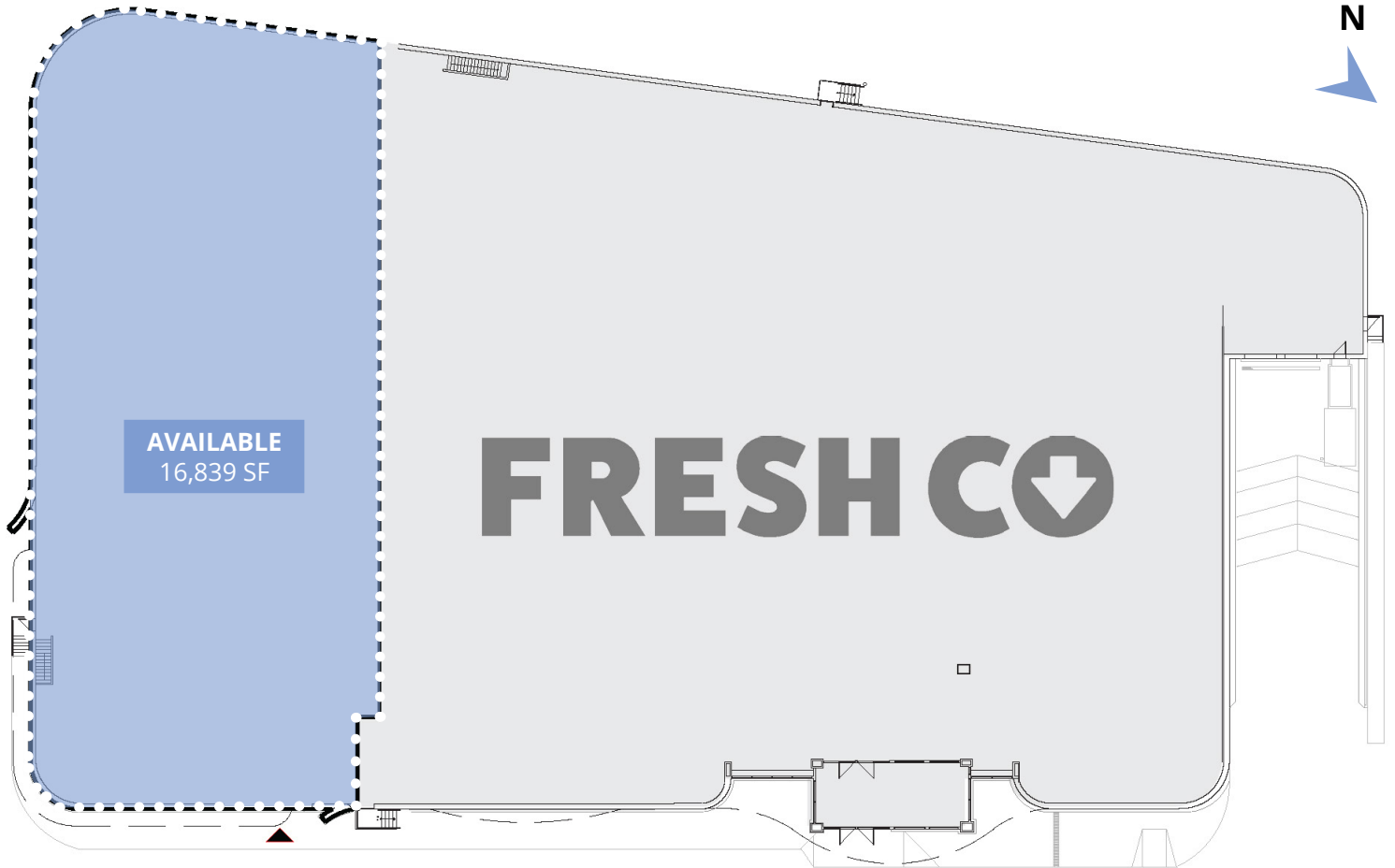
AVAILABLE  
**16,839**  
Square Feet



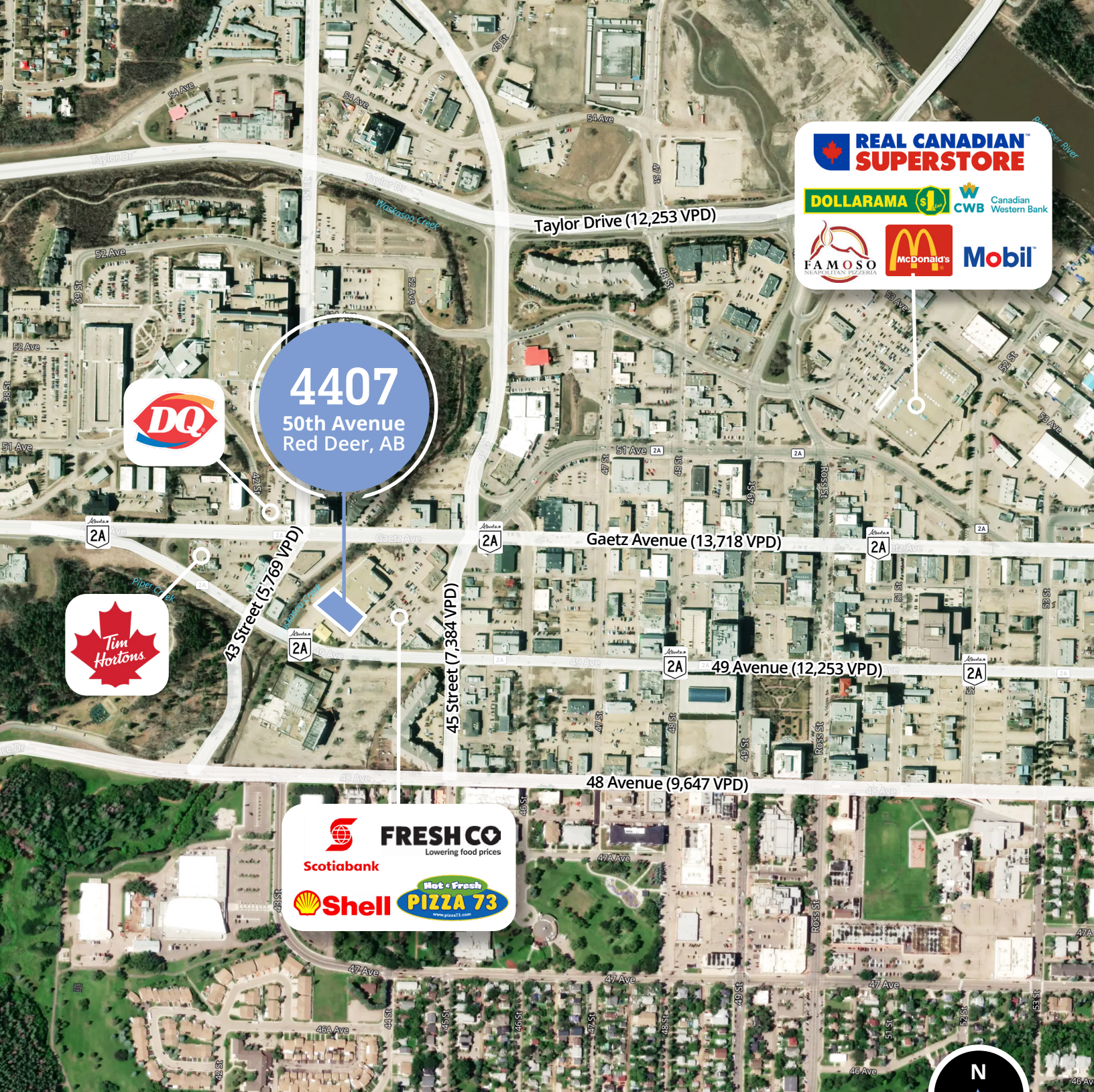


# Site plan

Available: **16,839 SF**







**\$123,987**

Average household income



**93,003**

Daytime Population



**98,110**

Population



**39,907**

Households



# AVISON YOUNG

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# Get more info.

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