

FOR SALE/LEASE

3937 50TH STREET, RED DEER, AB





LOCATION

Eastview



LEASE RATE

Subject to Development Costs



ZONING

C5 - Commercial (Mixed Use) District



LEGAL DESCRIPTION

Plan 8421831, Block 36, Lot 41



SALE PRICE

\$800,000



PROPERTY TAXES

\$5,194.00 (2023)

PROPERTY DETAILS

Proposed shopping centre on 0.51 acres, available for sale or lease. Situated on the corner of 50th (Ross) Street and 40th Avenue sandwiched between the Eastview and Grandview neighbourhoods. Parcel has recently been rezoned to C5 (Commercial - Mixed Use), permits an array of uses, including: Day Care Facility, Health and Medical Services, Restaurant and Office.

This parcel is immediately accessible to over 10,000 residents within the 2KM radius. Red Deer's latest population recorded in 2022 was 105,883 (2022). Notable amenities in the surrounding area include: Lindsay Thurber High School, Fas Gas, Eastside Auto Service, Circle K and the Michener Aquatic Centre.

Option 1 Site Plan

PROPOSED BUILDING - 4,100 SF



Option 2 Site Plan

PROPOSED BUILDING - 5,000 SF





Little Ice Cream & Soda Shoppe



SUBJECT PROPERTY

40TH AVENUE

50TH (ROSS) STREET



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

Brett Salomons
Listing Agent
403.314.6187
brett@salomonscommercial.com

Kelly Babcock
Partner/Broker
403.314.6188
kelly@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com