



36 McKenzie Crescent, Red Deer County, Alberta

Medical / Office Units in Gasoline Alley **For Lease**

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Property Overview

Civic Address	36 McKenzie Crescent, Red Deer County
Legal Address	Plan 1921843 ; Block 2 ; Lot 5
Location	Gasoline Alley
Zoning	C-2 Commercial
Year Built	2020
Rentable Area	Unit 102 - 103: ±3,223 SF
Parking	38 Stalls
Term	Negotiable
	Market
Asking Lease Rate	6 Months Net Free Rent <i>(5 Year Minimum Lease Term)</i>
Op. Costs	\$6.50 PSF (est. 2023)
Available	Immediate



Easy access to major thoroughfares



Close vicinity to retail amenities



Main street entrance



Demising options available



Signage opportunities

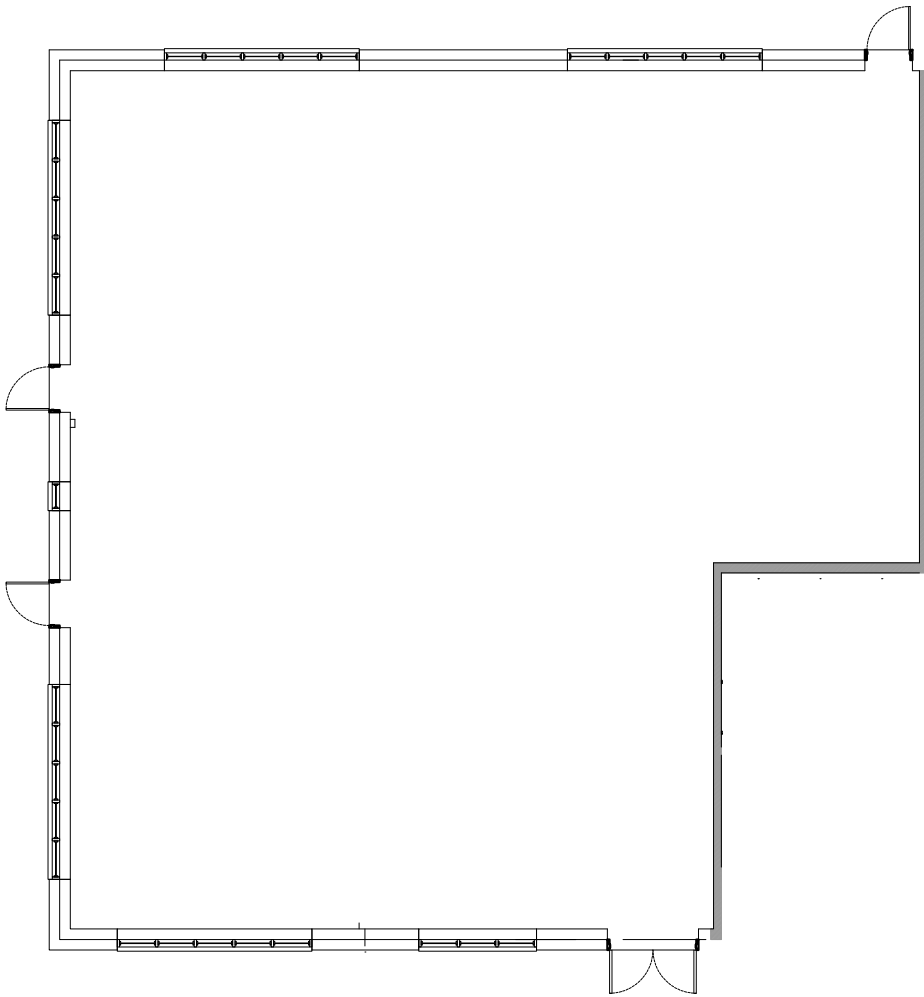


Ample parking available





Floor Plan



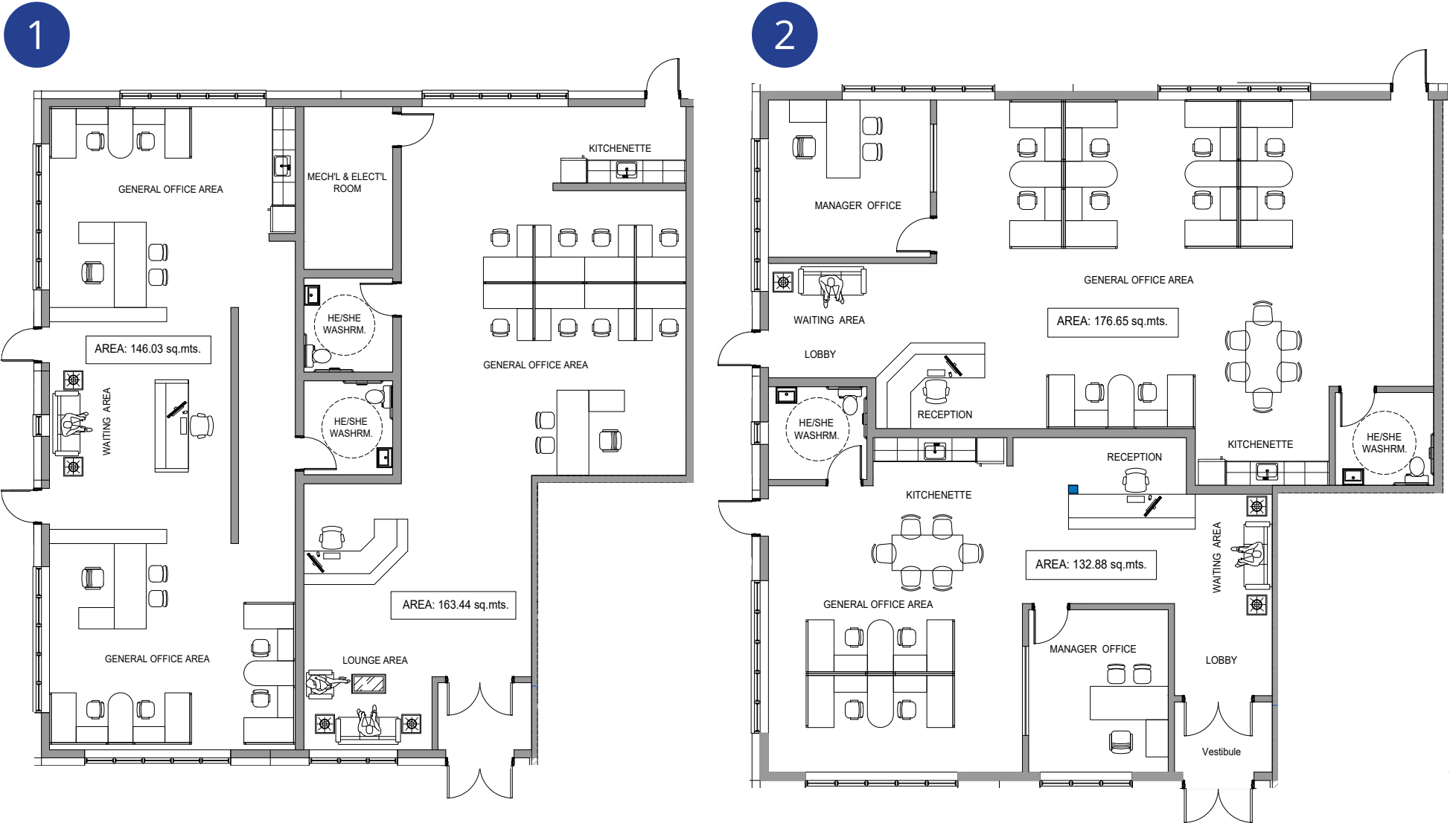
Highlights

- 6 months net free rent*
- Demising options are available
- Plenty of free surface parking
- Turn-Key or TIA options available
- Prime Gasline Alley location with easy access to HWY 2

* 5 year minimum lease term

±3,223
square feet
available

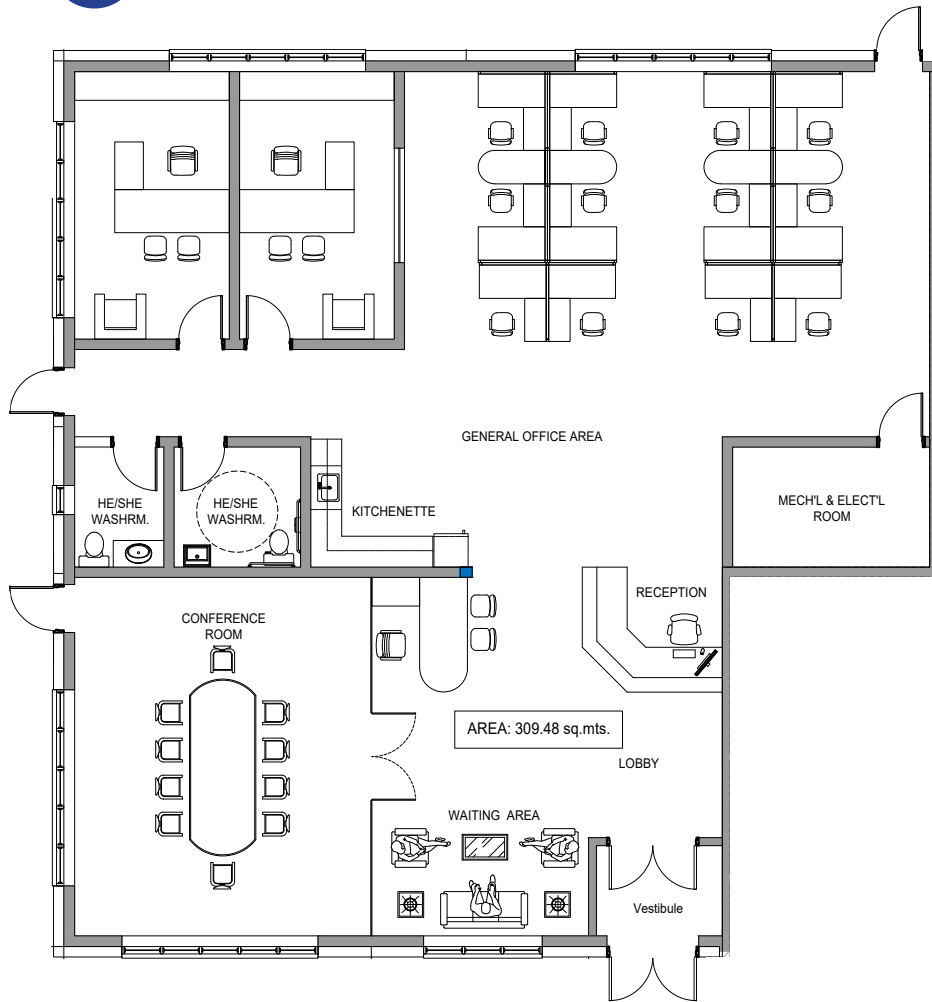
Sample Layouts



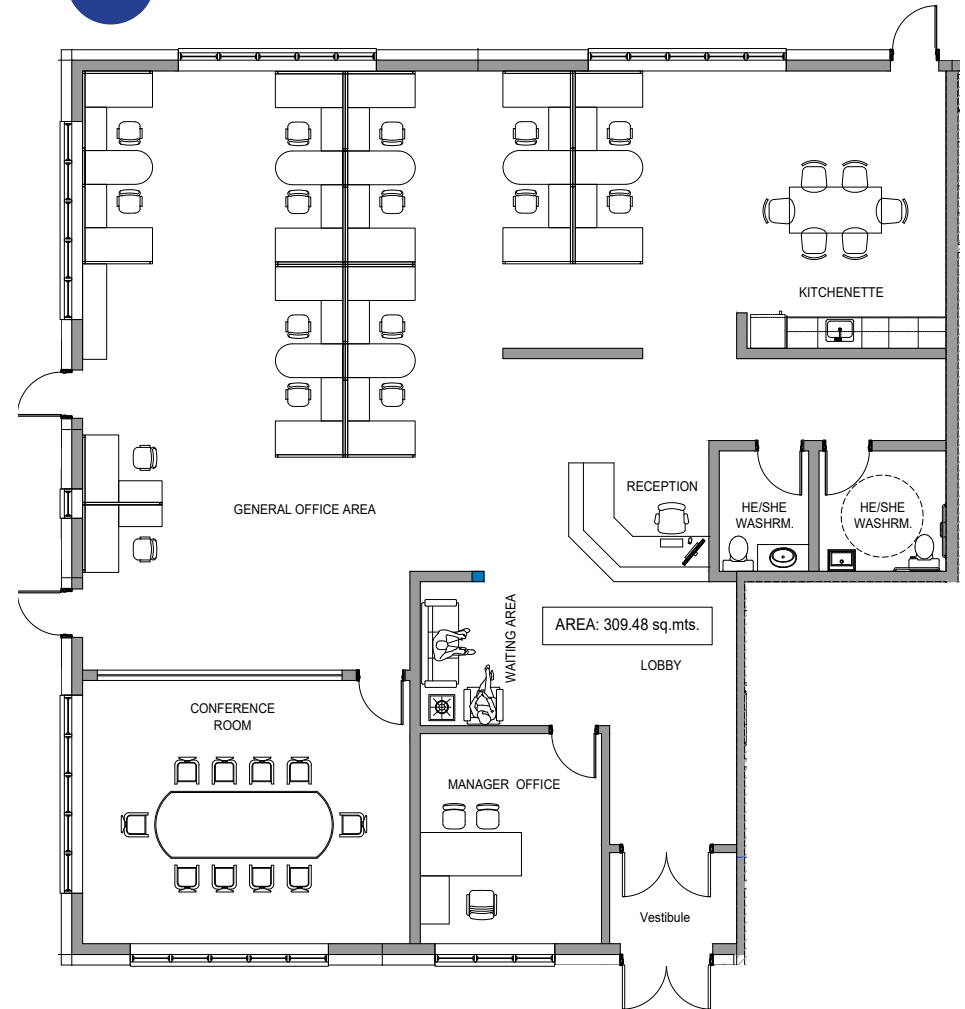
Sample Layouts



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