



FOR SUBLEASE

#410, 3020 22 STREET
RED DEER, AB



PRICE REDUCED



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#103, 4315 - 55 Avenue
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About the Property

This 1,604 SF end cap unit is located in the bustling East Hill Shopping Centre, at the high-traffic corner of 30 Avenue and 22nd Street. The shopping centre hosts prominent businesses such as Save on Foods, Tim Horton's, McDonald's, Fas Gas, Tommy Guns, Dog & Cat Hospital, and Hucal & Edwards Orthodontics, ensuring a steady stream of potential customers.

The space boasts newer flooring and fresh paint, featuring a wide-open retail area with a sales counter, two changerooms, a washroom, and a private office/storage room. Track lighting and wrap-around windows on the southeast side provide ample natural light, enhancing the retail environment.

Included are two designated parking stalls, with additional common parking available. The unit is ready for immediate possession, presenting an excellent opportunity for your business.

Pylon signage is offered at an additional cost.

LEGAL DESCRIPTION

Plan 0124299, Block 8, Lot 1

UNIT SIZE

1,604 SF

LOCATION

Easthill Shopping Centre

ZONING

C2 - District Centre Commercial Zone

HEAD LEASE EXPIRY

February 28, 2026

LEASE RATE

\$28.00 PSF **\$26.00 PSF** (rate applies until head lease expiration)

ADDITIONAL RENT

\$15.94 PSF + Management Fees

MONTHLY RENT

\$5,873 + GST

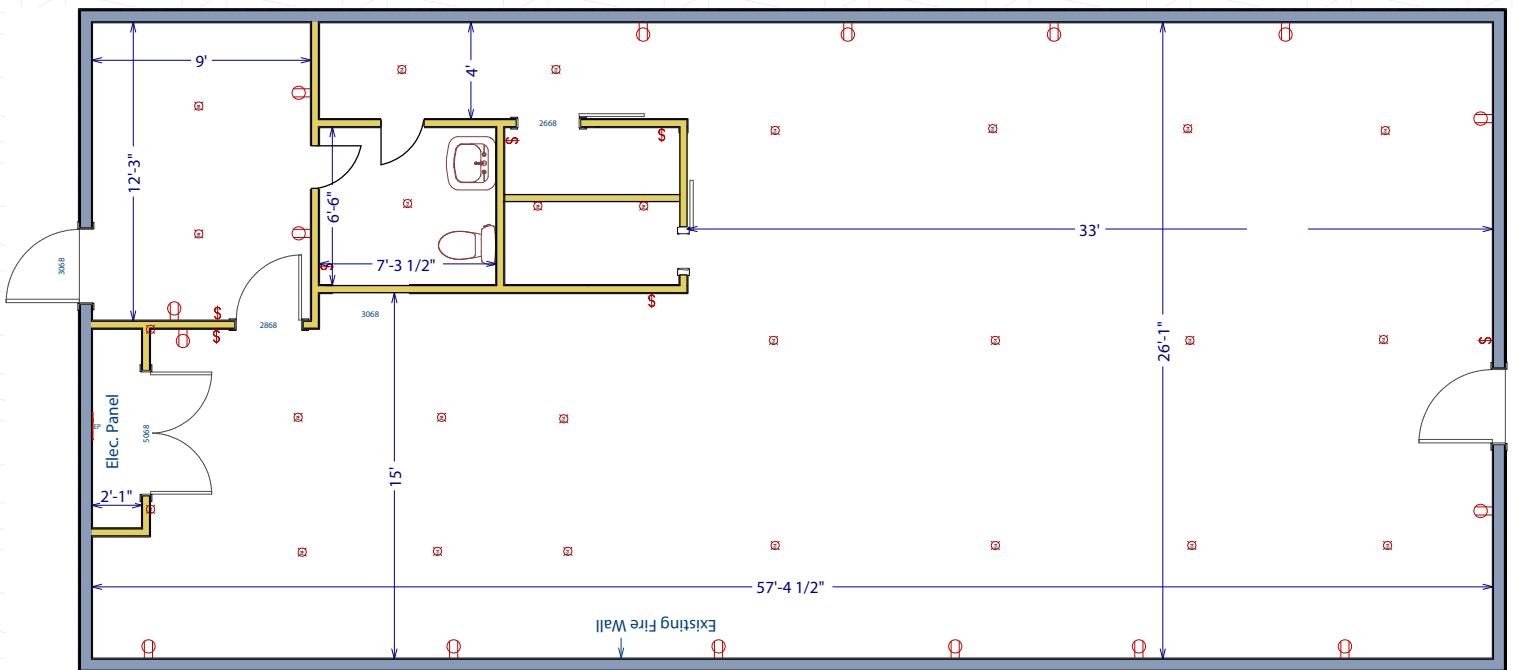
POSSESSION

Immediate

3020 22 Street



Floor Plan





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