

Building Information

Leaseable Area: **13,153 SF +/-**

Site Size: **34,875 SF +/-**

Property Highlights

Well located in downtown Red Deer on Gaetz Avenue. Great exposure to high traffic counts with ample surface parking.



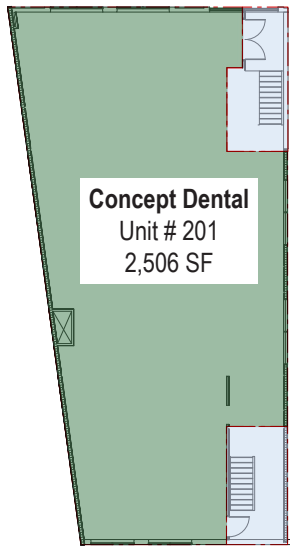
- Legal Description:
Plan 8722384 Block 2 Lot 26
- Zoning: C-1
(Commercial City Center District)
- 2025 NOI: \$283,053
- Asking Price: Market
- Long term tenants with stepped rents



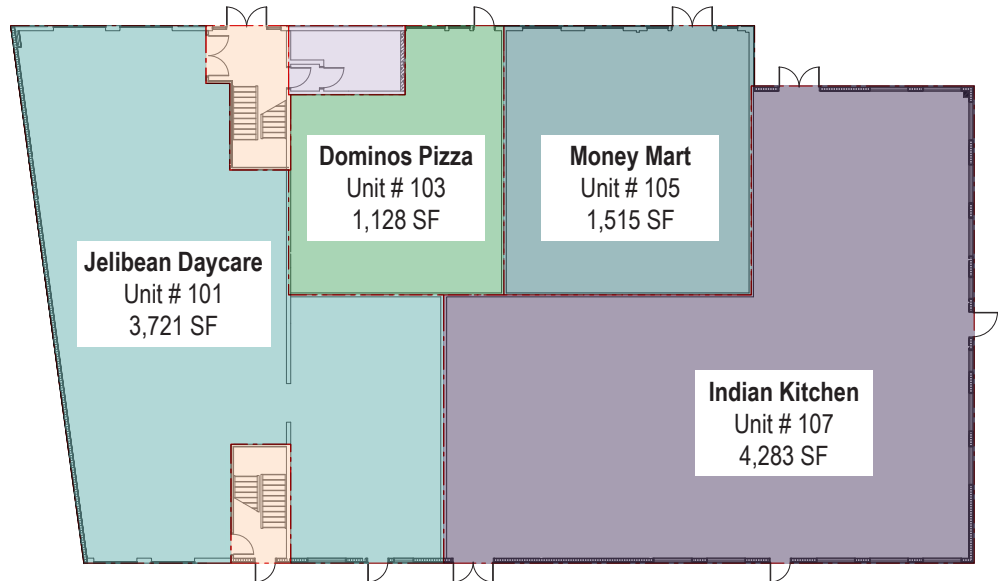
FOR SALE

5018 45th Street
Red Deer, AB

Floor Plan

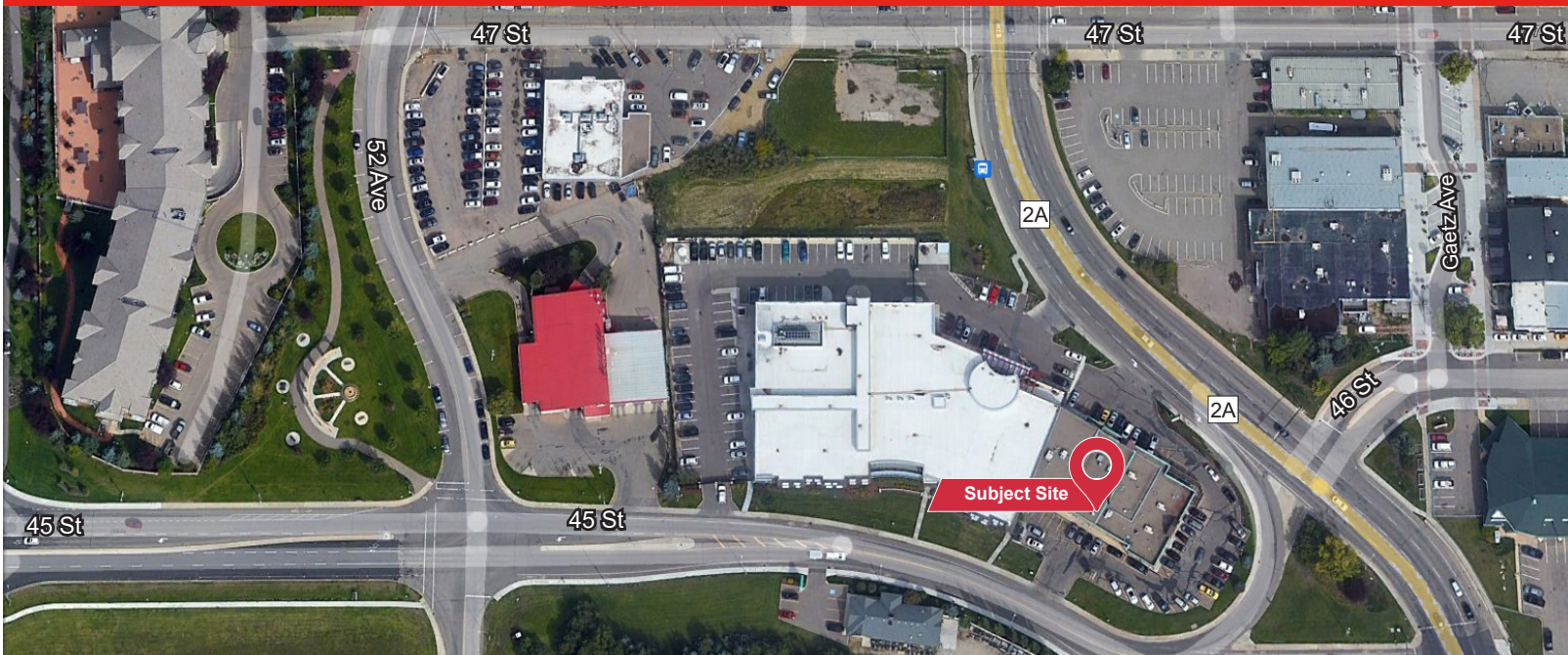


1 SECOND FLOOR



2 MAIN FLOOR

Site Plan



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Location Highlights:

- » 800m to the new Capstone development which proposes 5,000 new dwelling units (www.liveincapstone.ca)
- » 900m to Red Deer Regional Hospital (\$1.8B expansion)
- » 650m to Red Deer Justice Centre (\$207M expansion)

Demographics:

- » Red Deer Population: 109,000+
- » Immediate Trade Area: 312,000+
- » Median Household Income: \$103,300

Site Plan



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