



# GREAT RETAIL LOCATION

**3119 49 AVENUE  
RED DEER, ALBERTA**

## BUILDING DETAILS



### Zoning

C-4 Commercial



### Parking

Ample



### Power

100 amps



### District

Commercial

## HIGHLIGHTS

- Excellent opportunity to open your business on the corner of 32 Street and 50 Avenue with excellent exposure and signage availability
- Tenants include Liquor Depot and Dino's Pizza and Pasta
- Easy to access main roads and highways with lots of passing traffic
- Lots of passing traffic
- Surrounded by lots of residential roof tops

## DEMOGRAPHICS

Courtesy of the City of Red Deer



### Population

100,418



### Median Age

34



### Traffic Count

33,413 on Gaetz & 50th Avenue



### Household Income (Family)

\$93,098

## PROPERTY DESCRIPTION

<b>Rate:</b>	Market
<b>Op Costs:</b>	\$11.84 psf (est.)
<b>Size:</b>	Unit 140B: 1,770 sq. ft.
<b>Available:</b>	Immediately
<b>Term:</b>	3 - 5 years +

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**AVENUE** | Commercial  
Real Estate Solutions

# LOCATION

3119 49 Avenue, Red Deer, Alberta



## CHOOSE YOUR AVENUE

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