

FOR LEASE

2410 50TH AVENUE
RED DEER, AB





About the Property

Positioned strategically between Gaetz Avenue and Taylor Drive in Red Deer, this retail space commands a prime location in a bustling retail hub, surrounded by established brands such as Canadian Tire, Dollarama, McDonald's, Starbucks, and the Bower Mall Shopping Centre. The site is highly visible and accessible, benefiting from the high traffic that frequents these major arterial roads, making it an ideal setting for businesses seeking maximum exposure.

Offering up to 16,460 square feet of leasable area, multiple size configurations available, this property presents a blank canvas for businesses ready to customize their space. The open shell configuration is prepared for tenant improvements, providing a flexible foundation for a variety of layouts and designs. *Currently there are (2) units available but can be demised into smaller units to meet businesses needs.*

The building itself is in the midst of a comprehensive renovation, aimed at modernizing its appearance and enhancing its appeal. This update includes a refreshed exterior and the installation of large windows, which will flood the units with natural light, creating a welcoming atmosphere for customers.

Zoned C4 - Commercial (Major Arterial) District, the property is suitable for a wide range of uses, including commercial recreation facilities, commercial service facilities, merchandise sales and/or rentals, restaurants, and offices. This zoning flexibility, combined with the site's desirable location and the forthcoming modernization, positions it as a premier choice for businesses looking to lease retail space.

With possession anticipated for spring, this retail space offers a timely opportunity for businesses aiming to launch or expand their operations in a dynamic and thriving commercial environment.

LEGAL DESCRIPTION

Plan 7820258, Block A, Lot 9

LEASE RATE

Market

UNIT SIZES

3,000 SF - 16,460 SF

LOCATION

Bower

ZONING

C4 - Commercial (Major Arterial) District

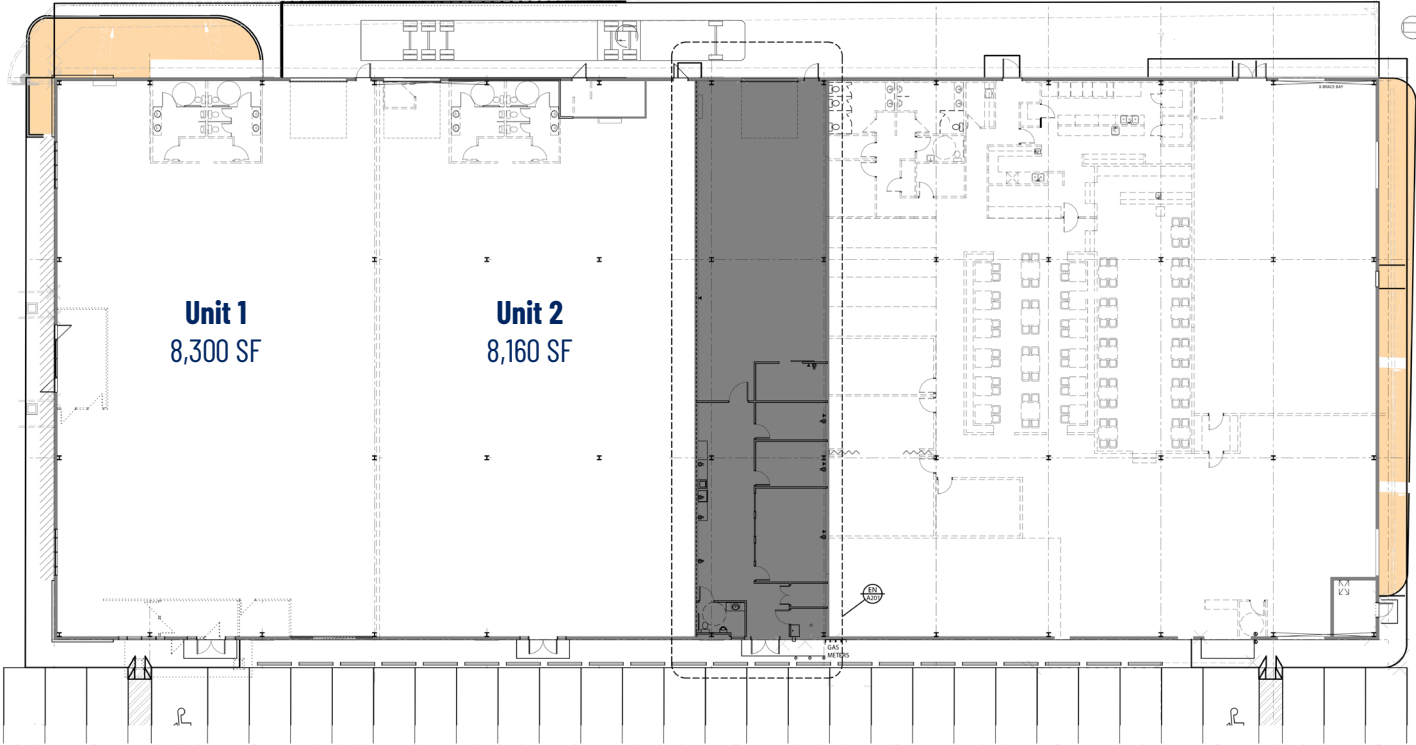
CAM & TAXES

\$6.00 PSF

POSSESSION

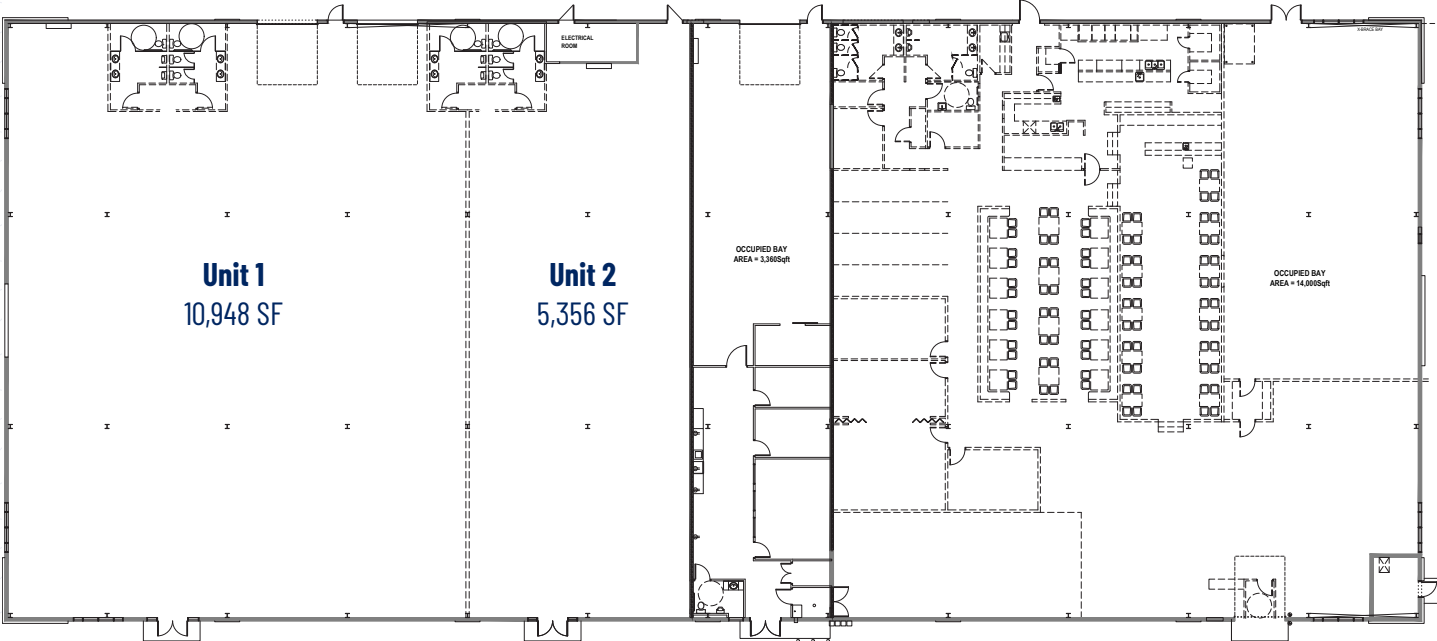
Immediately

Floor Plan

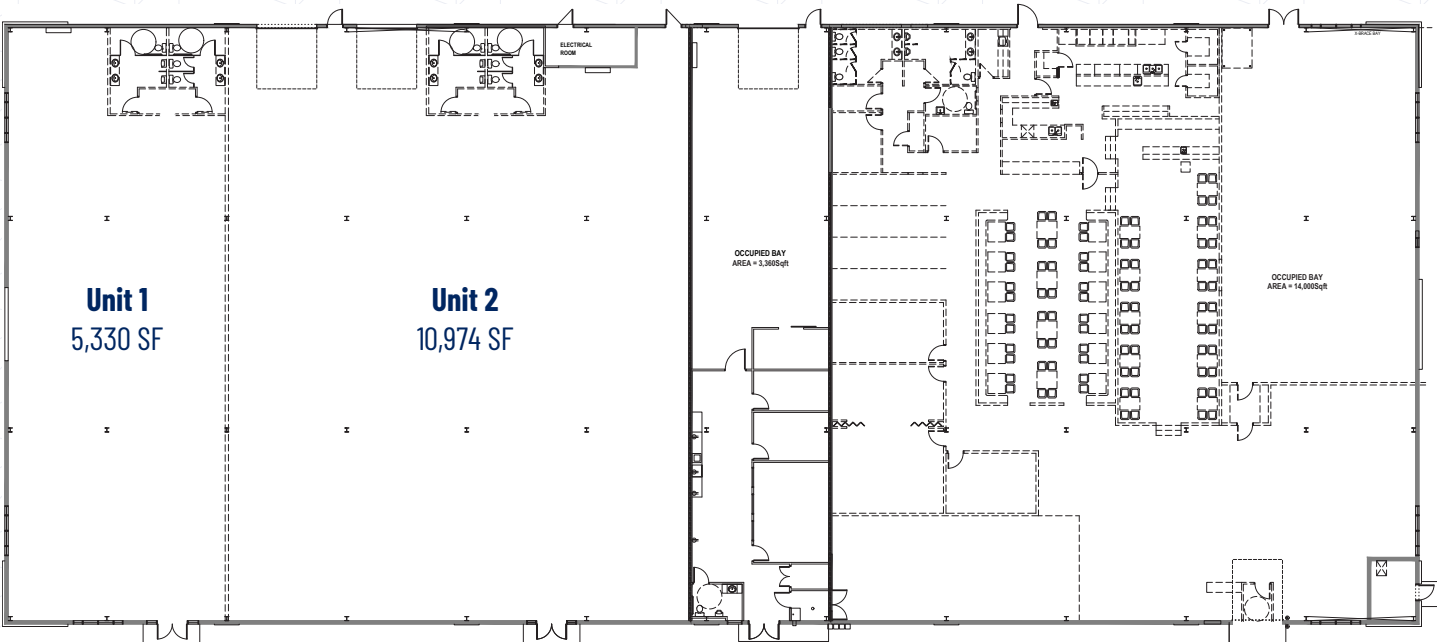


Unit Number	Unit Size (SF)	Lease Rate	CAM & Taxes	Status
1	8,300	Market	\$6.00 PSF	Available
2	8,160	Market	\$6.00 PSF	Available
3	-	-	-	LEASED
4	-	-	-	LEASED

Layout Option 2



Layout Option 3





BOWER PLACE

Chapters

McDonald's

RBC Royal Bank

WINE AND BEYOND
SPIRITS BEER & MORE

SUBJECT PROPERTY

CANADIAN TIRE

SOUTHSIDE
DODGE CHRYSLER JEEP & RV CENTRE

GAETZ AVENUE

28TH STREET

TAYLOR DRIVE

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