

**PROMOTION**

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*See Page 3 for more details\**

**FOR LEASE**

4945 - 4953 49TH STREET, RED DEER, AB



**SALOMONS**  
COMMERCIAL

Kelly Babcock  
Partner/Broker  
403.314.6188  
kelly@salomonscommercial.com

#103, 4315 - 55 Avenue  
Red Deer, AB T4N 4N7  
www.salomonscommercial.com





## About the Property

Two units unit remaining in Uptown Plaza, centrally located in the heart of downtown Red Deer. Situated on the corner of 49th Street and Gaetz Avenue, both major arterial roads in Red Deer.

Units starting at 970 SF, all main floor space located along 49th Street, ideal for office or retail tenants. Ample street parking available in front of the building with additional parking available through the downtown car parks.

*Landlord will consider selling the property.*

Surrounding businesses include: Music Centre Canada, TD Canada Trust, Schnell Hardy Jones LLP, IG Wealth Management and Sorenson Station.

### LEGAL DESCRIPTION

Condo Plan 9926656, Unit 1

### UNIT SIZES

970 SF - 1,875 SF

### LOCATION

Downtown

### ZONING

C1 - Commercial (City Centre) District

### LEASE RATE

\$7.50 PSF - \$10.00 PSF

### CAM & TAXES

\$6.75 PSF

### POSSESSION

Immediate

# 4945 49th Street



**LEASE RATE\***  
\$7.50 PSF



**CAM & TAXES**  
\$6.75 PSF



**RENTABLE AREA**  
1,875 SF



**MONTHLY RENT**  
\$2,226.56 + GST



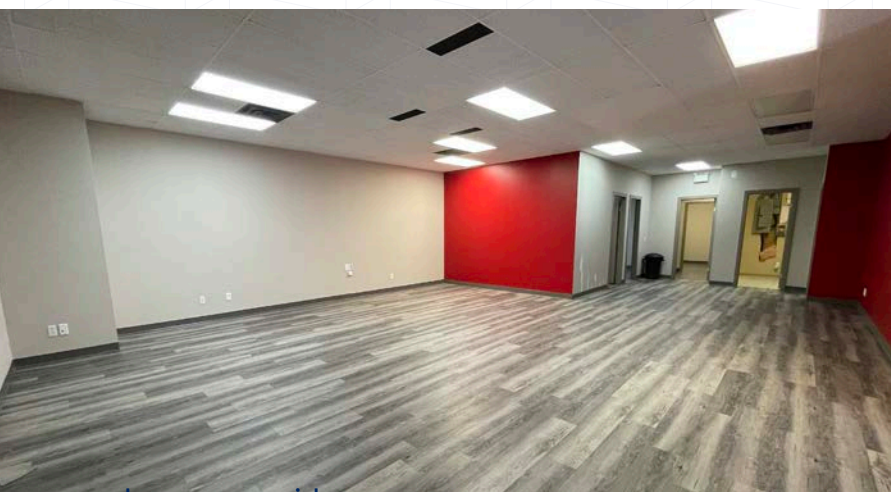
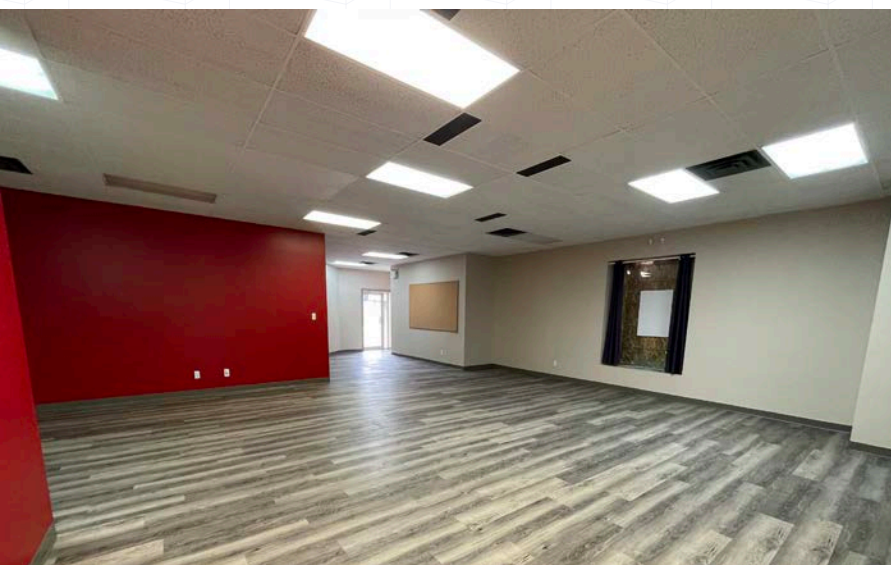
**POSSESSION**  
Immediate

- > Well maintained end cap unit located along 49th Street.
- > Features a reception/waiting area, large open work area, (3) private offices and (2) washroom.

## PROMOTION

**\$5.00** Net Rent (First Year Only)  
**5** Free Months Rent  
On a **5** Year Term

*\*Promotion is only valid for 4945 49th Street. Subject to lease terms and tenant qualification, landlord reserves the right to modify or cancel this promotion at any time.*





# 4953 49th Street



**LEASE RATE**  
\$10.00 PSF



**CAM & TAXES**  
\$6.75 PSF



**RENTABLE AREA**  
970 SF

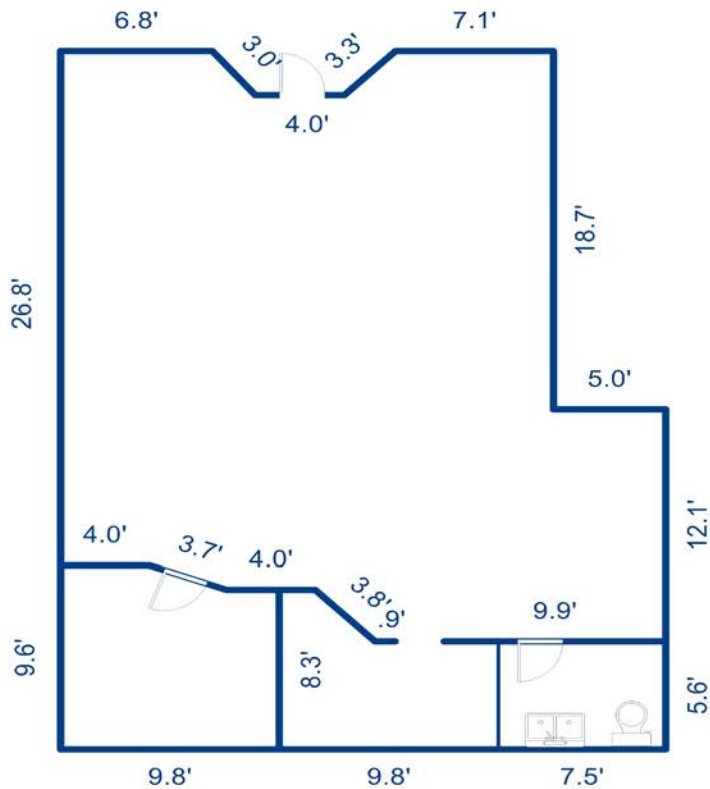


**MONTHLY RENT**  
\$1,515.63 + GST



**POSSESSION**  
Immediately

- > Ideal for retail tenants, wide open retail area, with potential for (2) private offices
- > Previously used as a salon, unit features a reception area, washing station, private washroom, laundry room, treatment room and (2) shampoo chairs







# Central Alberta's Ambassador for Commercial Real Estate



#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7  
[www.salomonscommercial.com](http://www.salomonscommercial.com)

**Kelly Babcock**  
 Listing Agent  
 403.314.6188  
[kelly@salomonscommercial.com](mailto:kelly@salomonscommercial.com)

**Brett Salomons**  
 Partner  
 403.314.6187  
[brett@salomonscommercial.com](mailto:brett@salomonscommercial.com)

**Mike Williamson**  
 Associate  
 403.314.6189  
[mike@salomonscommercial.com](mailto:mike@salomonscommercial.com)

**Davin Kemshead**  
 Associate  
 403.314.6190  
[davin@salomonscommercial.com](mailto:davin@salomonscommercial.com)

**Max Field**  
 Associate  
 403.314.6186  
[max@salomonscommercial.com](mailto:max@salomonscommercial.com)

**Jordan Krulicki**  
 Associate  
 403.314.6185  
[jordan@salomonscommercial.com](mailto:jordan@salomonscommercial.com)