



5239 53 Avenue, Red Deer, Alberta

Retail Space For Lease

Blair McArthur

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Property Overview

Civic Address	5239 53 Avenue
Total Area	Unit 1: ±12,512 SF Leased Unit 3: ±5,500 SF
HVAC	Rooftop Units
Zoning	DC (28)
Parking	100 stalls
Power	400A 600V (TBV)
Loading	1 (12' x 16') Drive-In with interior dock
Ceiling Height	19' up to 26' Clear
Lease Rate	Market
Operating Costs	\$5.80 PSF (est. 2023)

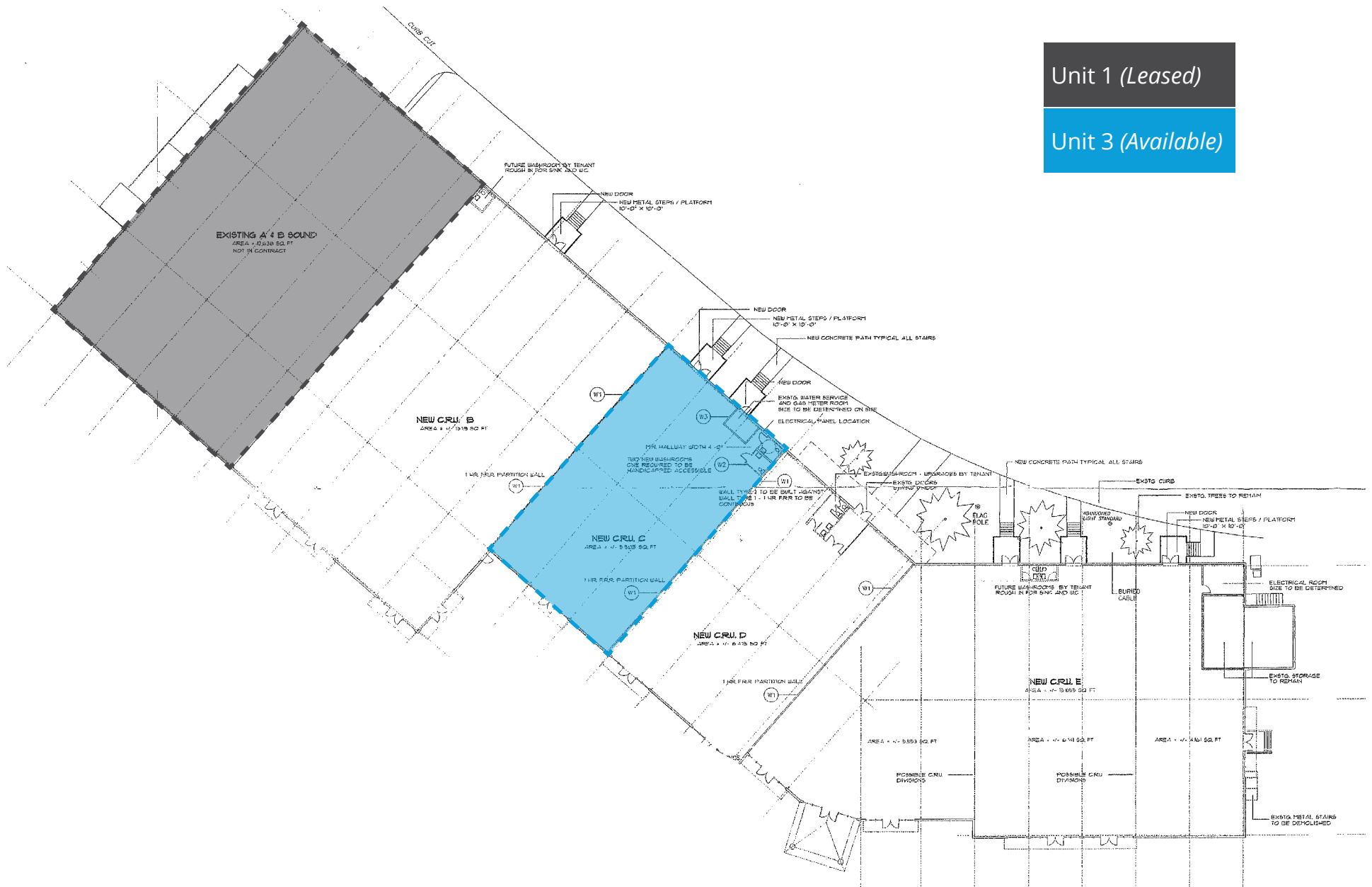


Highlights

- 100 dedicated paved parking stalls
- Fully sprinklered
- Dock loading with receiving area
- 19' clear to 26' clear to roof deck
- Excellent signage opportunities



Site Plan

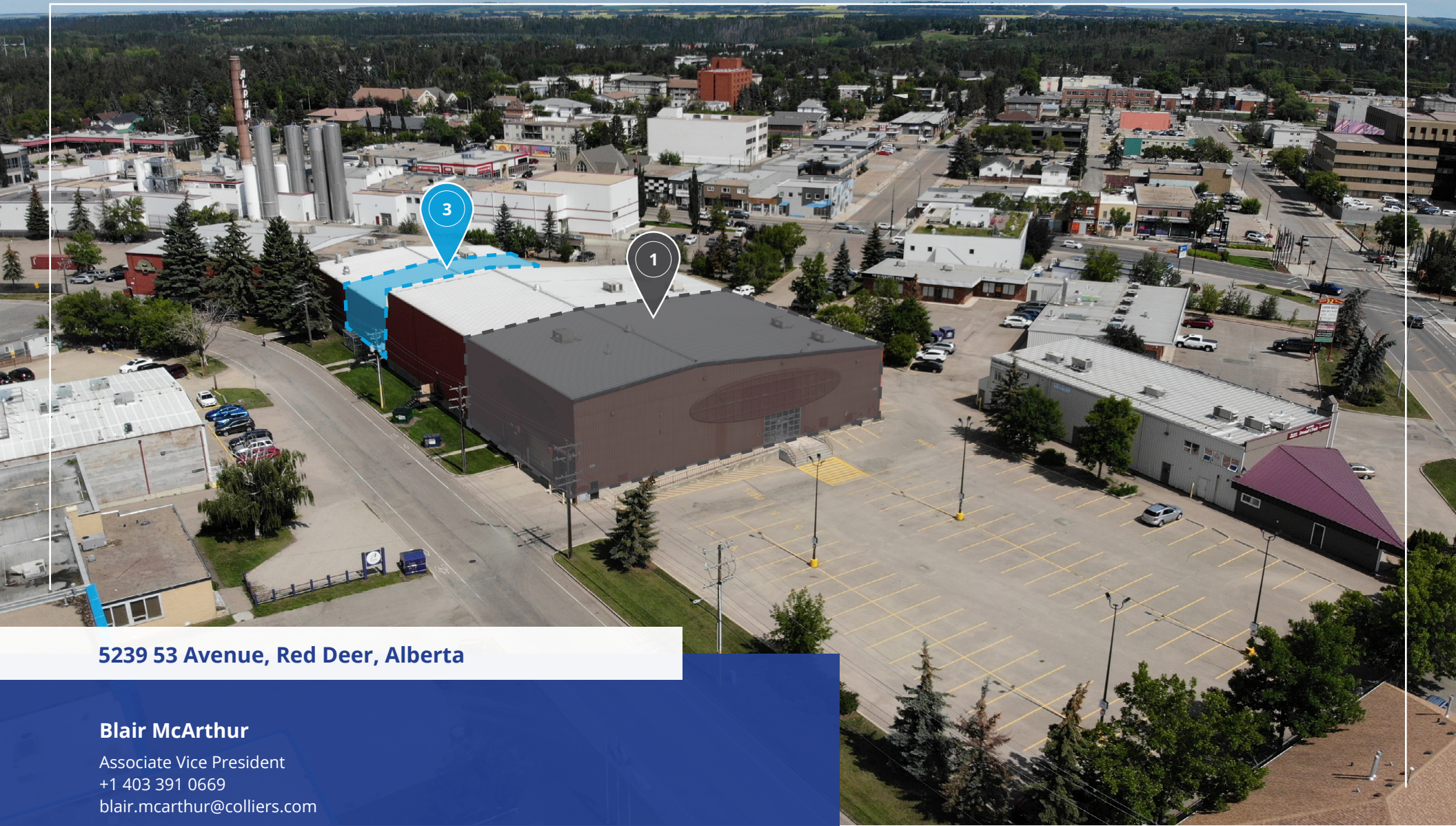


Unit 1 *(Leased)*

Unit 3 *(Available)*

Exterior Photos





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