



SALOMONS
COMMERCIAL



FOR LEASE

5008 ROSS STREET, RED DEER, AB



SALOMONS
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Davin Kemshead

Associate

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#103, 4315 - 55 Avenue

Red Deer, AB T4N 4N7

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LOCATION

Downtown Red Deer



LEASE RATE

Base Rent: Market
NNN:\$12.14 PSF



ZONING

C1 - Commercial (City Centre) District



LEGAL DESCRIPTION

Plan H, Block 11, Lots 10-11



BUILDING AREA

224 SF - 3,687 SF



PROPERTY TAXES

\$28,196 (2022)

PROPERTY DETAILS

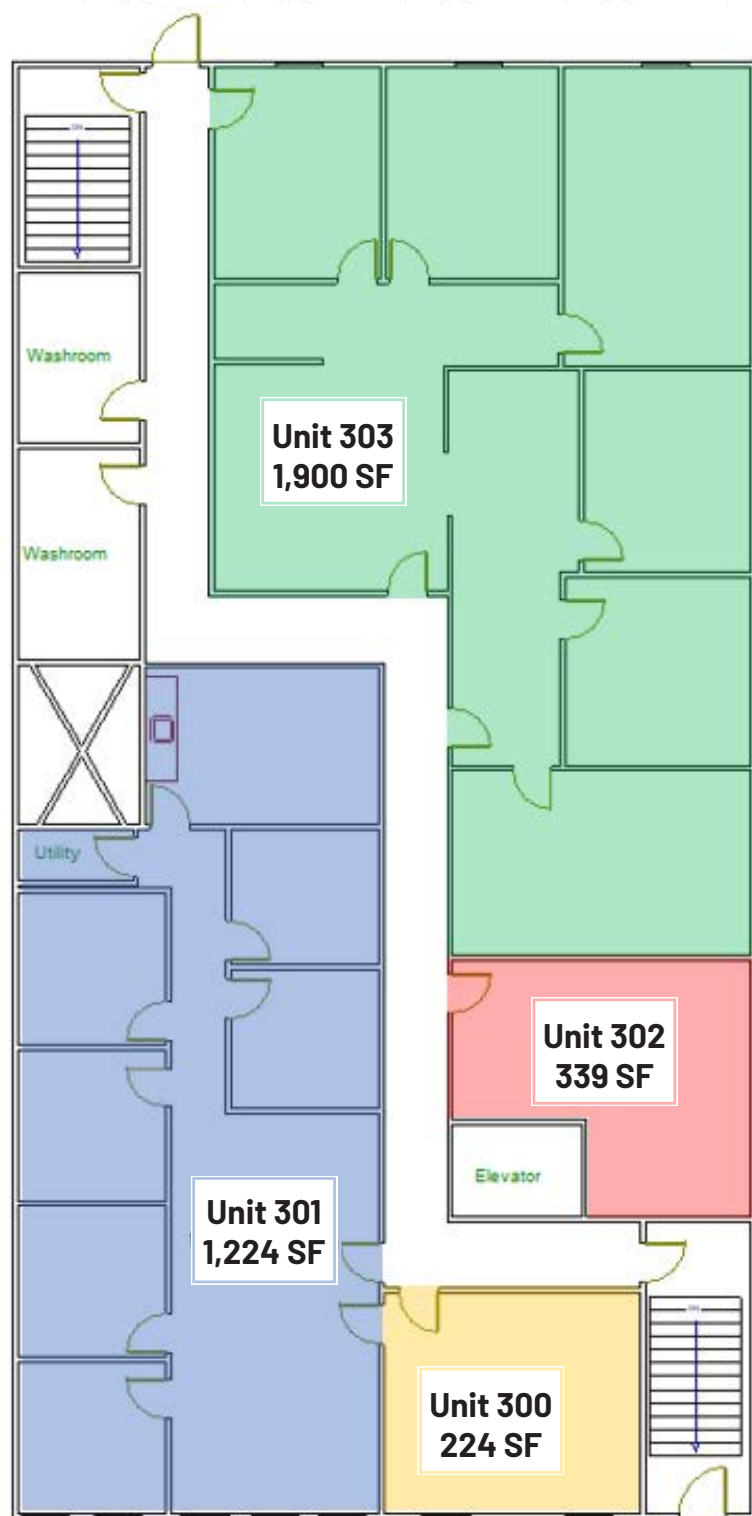
Up to 3,687 SF of beautiful office space available on the 3rd floor of Woodward Place, home of MC College. Multiple units available, suitable for an array of businesses. The 3rd floor is open and highly configurable layout ready for tenant improvements.

**T.I. Allowance for qualified tenants.*

In proximity to a variety of businesses: RBC Royal Bank, Stantec, City Hall, Warren Sinclair, Taco Loft, and TD Canada Trust.



About the Property



All remaining units available are located on the 3rd floor, featuring spacious high ceilings, and an abundance of natural light. Units can be accessed by elevator on the main floor that boasts an attractive modern design. Immediate possession available. Units available are equipped with:

- › Air Conditioning
- › LED Lighting
- › Shaw/Telus/Fibre Optic

Unit 300 - LEASED

- › 224 SF
- › South Windows

Unit 301

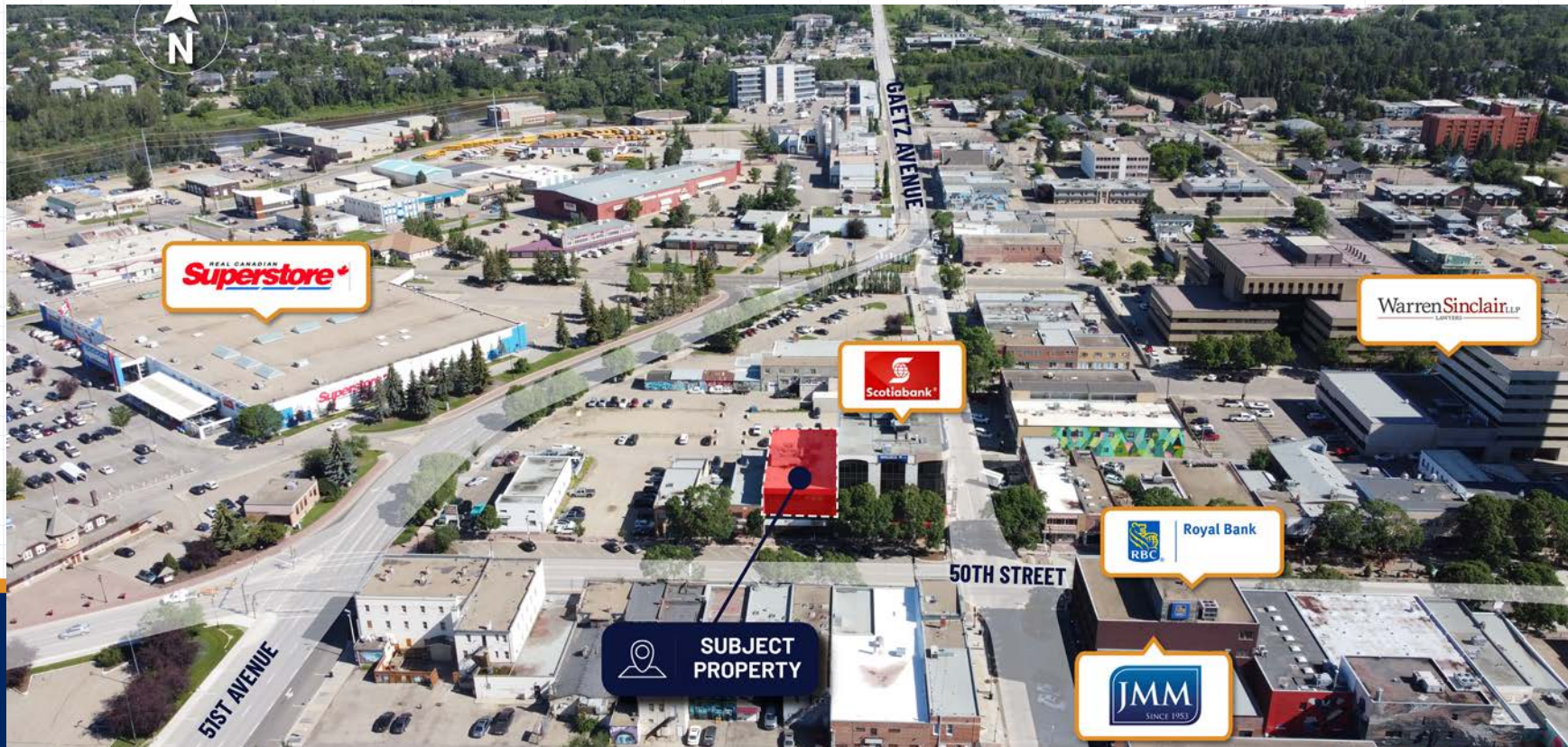
- › 1,224 SF
- › South Windows
- › Reception Area
- › (6) Offices
- › Lunch Room

Unit 302 - LEASED

- › 339 SF

Unit 303

- › 1,900 SF
- › North Windows
- › Reception Area
- › (4) Standard Offices
- › (2) Meeting Rooms



Central Alberta's Ambassador for Commercial Real Estate



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