

For Lease



## GREAT RETAIL LOCATION

3119 49 AVENUE  
RED DEER, ALBERTA

### BUILDING DETAILS



#### Zoning

C-4 Commercial



#### Parking

Ample



#### Power

100 amps



#### District

Commercial

### 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

### 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

### PROPERTY DESCRIPTION

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

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[AvenueCommercial.com](http://AvenueCommercial.com)

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Real Estate Solutions



## LOCATION

3119 49 Avenue, Red Deer, Alberta



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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