

# FOR LEASE

7710 50TH AVENUE  
RED DEER, AB







## About the Property

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Prime retail space available for lease in Lion Plaza, with immediate possession. Located on Gaetz Avenue (50th Avenue), one of Red Deer's busiest commercial corridors, this high-visibility property offers exposure to over 17,900 vehicles daily. Positioned just south of Rona at the Gaetz Avenue and 77th Street intersection, access is convenient via Kelloway Crescent.

Three units starting at 3,085 SF, with a contiguous space of up to 10,650 SF, are available. The property features ample common parking, supporting a diverse mix of established tenants, including AFSC, Tree House Indoor Playground, Domrick Dollar Store & Bakeshop, Vital Stream Massage, and Jelibeau Daycare.

This is an ideal opportunity for retail businesses seeking prominent exposure in a thriving commercial area.

## LEGAL DESCRIPTION

Plan 7821439, Block 1, Lot 1

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## UNIT SIZE

3,085 SF - 10,650 SF

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## LOCATION

North Gaetz

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## ZONING

C4 - Commercial (Major Arterial) District

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## LEASE RATE

Market

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## ADDITIONAL RENT

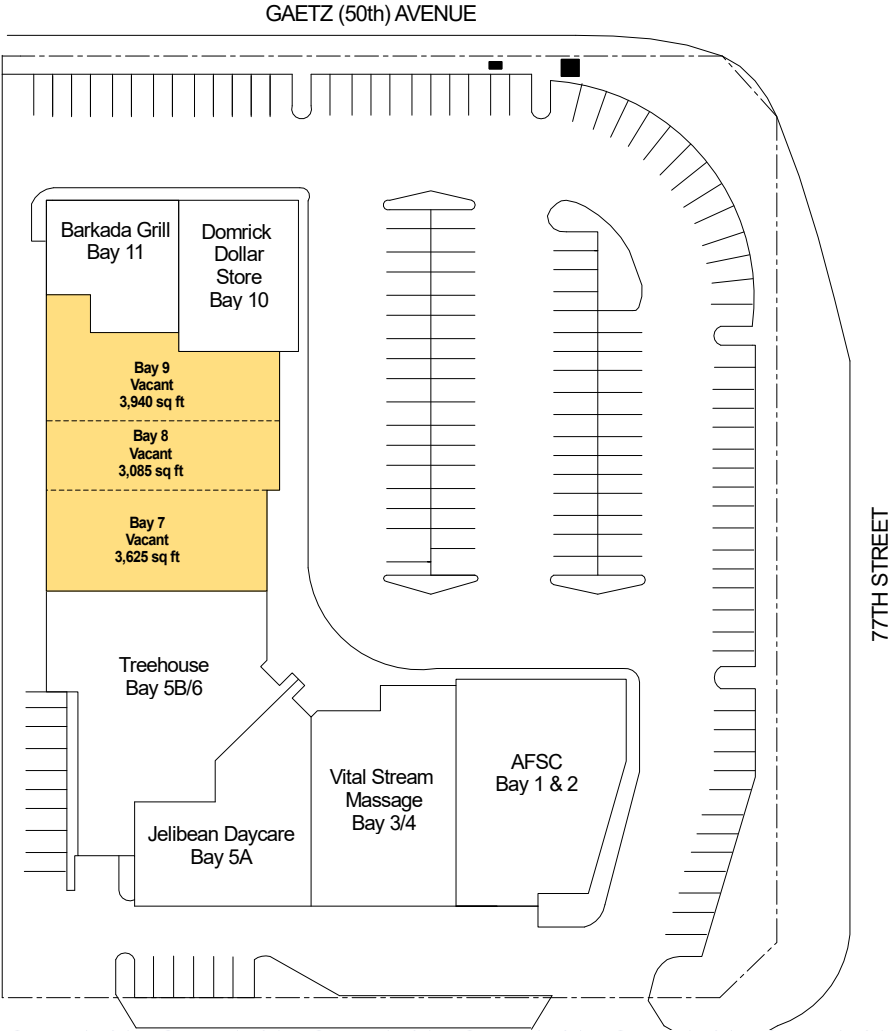
\$6.78 PSF

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## POSSESSION

Immediate

SITE PLAN



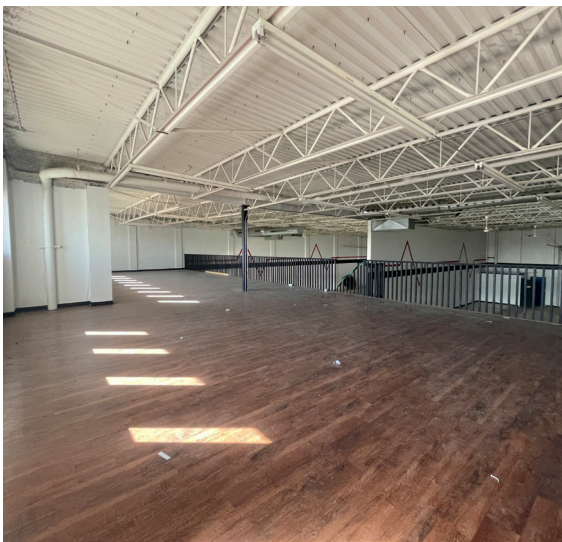


# UNITS 7-9

## SPACE FEATURES

- > Three units available, starting at 3,085 SF;
- > Excellent retail or office space;
- > Current layout contains two offices, multiple storage areas, mezzanine and two change rooms.

Units	Rentable Area (SF)	Lease Rate	CAM & Taxes	Available
7	3,625	Market	\$6.78 PSF	Immediate
8	3,085	Market	\$6.78 PSF	Immediate
9	3,940	Market	\$6.78 PSF	Immediate
7-9	10,650	Market	\$6.78 PSF	Immediate







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