

FOR LEASE

3722 57 AVENUE
RED DEER, AB



SALOMONS
COMMERCIAL

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About the Property

Fantastic opportunity to lease commercial retail space in the bustling Westpark Shopping Centre, surrounded by a large residential market and multiple schools, offering excellent community connectivity.

Unit 104:

Open retail area
storage room, private office
2 washrooms (1 with additional storage area)
Rear exit for staff entrance or deliveries

Ample on-site common parking ensures easy access for both clients and staff, and an on-site transit stop enhances accessibility. Professionally managed by Sunreal Property Management, you'll benefit from prompt and reliable service, making for a stress-free tenancy.

LEGAL DESCRIPTION

Plan 6999KS, Block 33, Lot 7

UNIT SIZE

1,100 SF

LOCATION

Westpark Shopping Centre

ZONING

C2B- Commercial (District Shopping Centre)

LEASE RATE

Main Floor (104) - \$17.00 PSF

ADDITIONAL RENT

Main Floor (104) - \$9.00 PSF

TOTAL MONTHLY RENT

Unit 104 - \$2,383.33 + GST

POSSESSION

Immediate/Negotiable

Unit 104

Located in busy Westpark Shopping Centre, this Main floor retail space offers a functional layout ideal for various uses. The space features a large open retail area, with immediate storage area just off, Private office, 2 washrooms, 1 with additional storage area. Rear exit for staff entrance or deliveries. Ample parking on site, transit stop location, and professionally managed.

UNIT SIZE

1,100 SF

LEASE RATE

\$17.00 PSF

ADDITIONAL RENT

\$9.00 PSF

MONTHLY RENT

\$2,383.33 + GST

POSSESSION

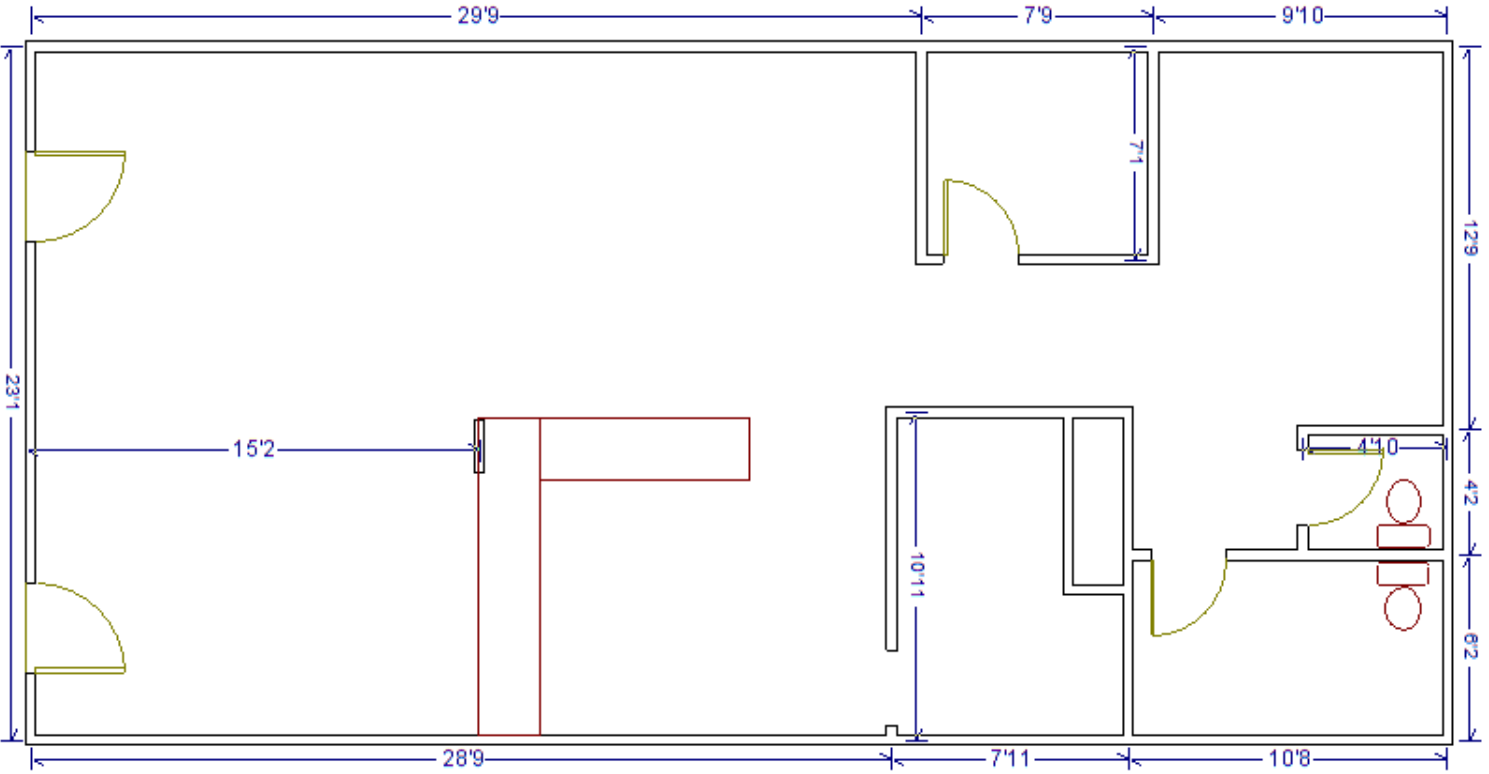
Negotiable

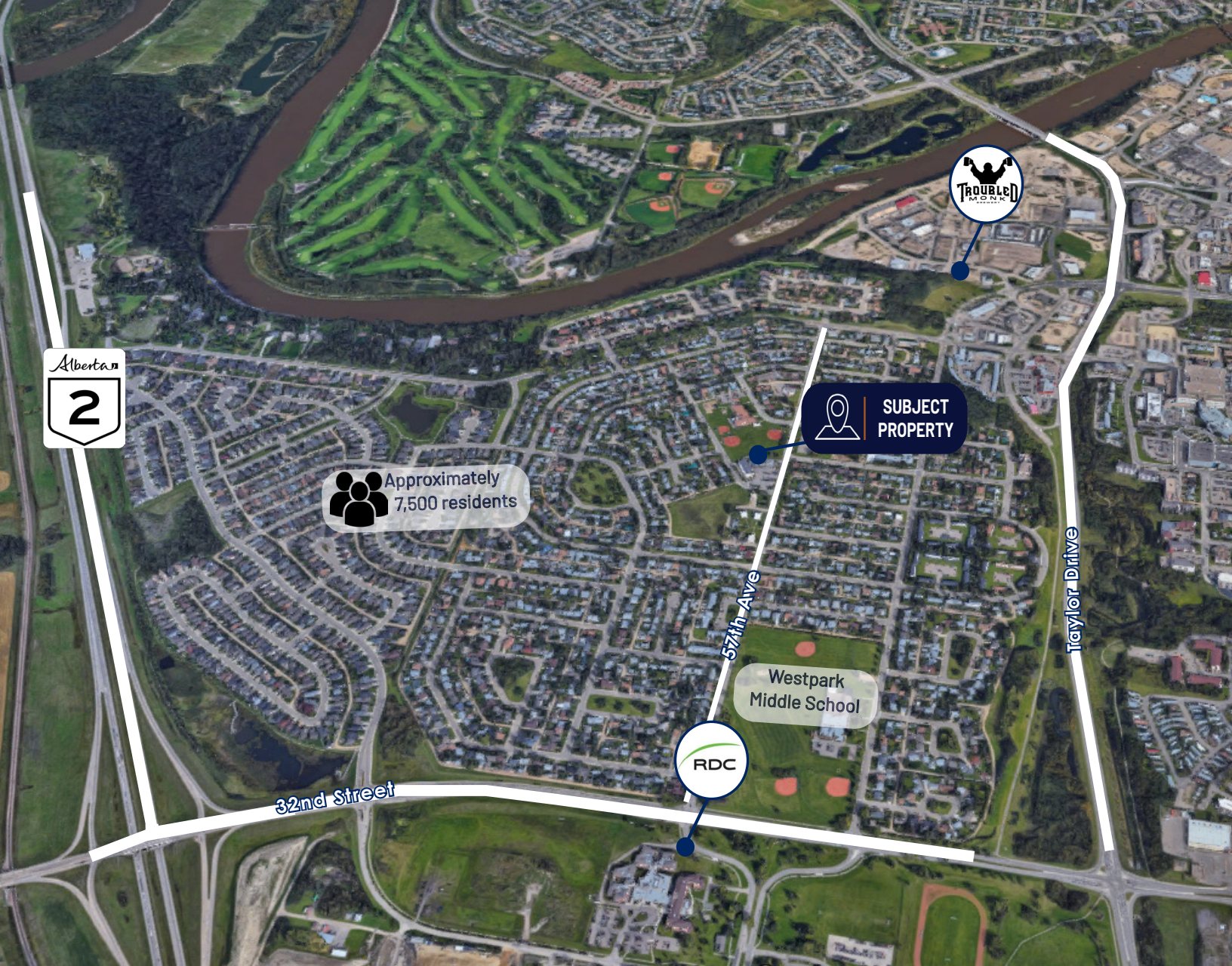
PARKING

Common



Unit 104 - Floor Plan





Central Alberta's Ambassador for Commercial Real Estate



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