

FOR SALE/LEASE

3937 50TH STREET, RED DEER, AB









LOCATION

Eastview



LEASE RATE

Subject to Development Costs



ZONING

C5 - Commercial (Mixed Use) District



LEGAL DESCRIPTION

Plan 8421831, Block 36, Lot 41



SALE PRICE

\$800,000



PROPERTY TAXES

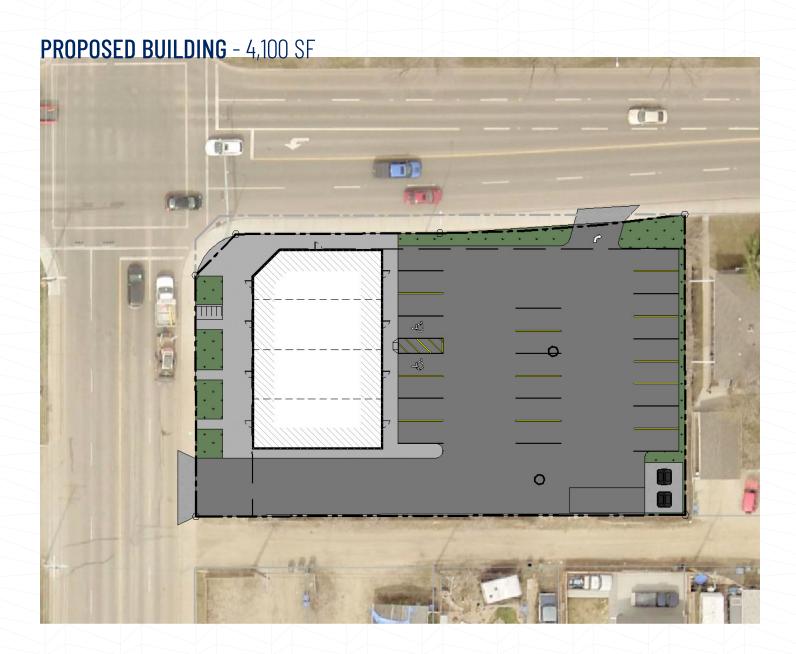
\$5,194.00 (2023)

PROPERTY DETAILS

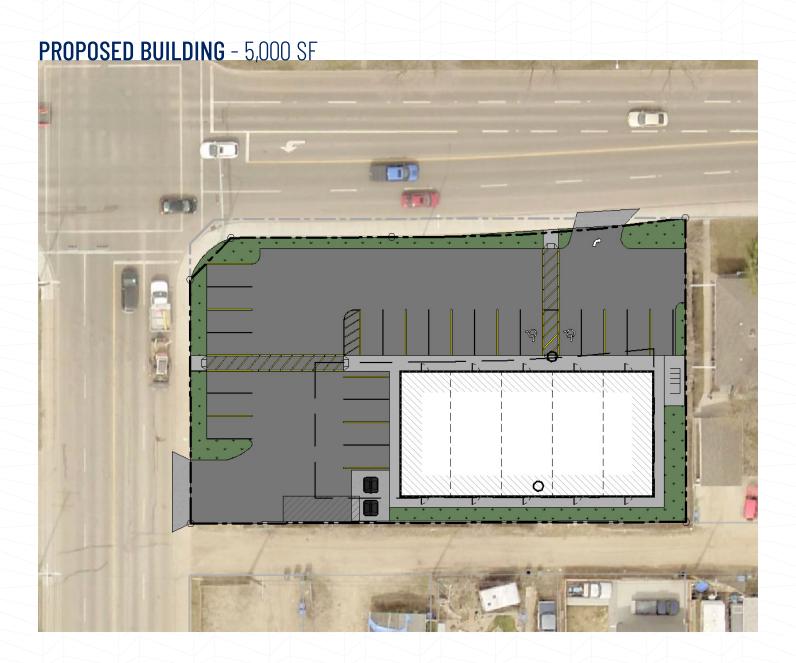
Proposed shopping centre on 0.51 acres, available for sale or lease. Situated on the corner of 50th (Ross) Street and 40th Avenue sandwiched between the Eastview and Grandview neighbourhoods. Parcel has recently been rezoned to C5 (Commercial - Mixed Use), permits an array of uses, including: Day Care Facility, Health and Medical Services, Restaurant and Office.

This parcel is immediately accessible to over 10,000 residents within the 2KM radius. Red Deer's latest population recorded in 2022 was 105,883 (2022). Notable amenities in the surrounding area include: Lindsay Thurber High School, Fas Gas, Eastside Auto Service, Circle K and the Michener Aquatic Centre.

Option 1 Site Plan



Option 2 Site Plan







Central Alberta's Ambassador for Commercial Real Estate



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