

OFFERING MEMORANDUM

OFFICE BUILDING - FOR SALE OR LEASE

2950 Bremner Ave, Red Deer, AB T4R 1M9

FOR SALE: \$4,550,000



45,331 SF | 3.11 AC | 100+ PARKING SPACES | GAETZ AVE PROXIMITY

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2950 BREMNER AVE

Red Deer, AB T4R 1M9

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

2950 BREMNER AVE

Red Deer, AB T4R 1M9

2950 Bremner Ave, is a 2-story office building, totaling 45,331 SF square feet and situated on a 3.11-acre lot. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



MARKET OVERVIEW



Red Deer, Alberta

Red Deer is a city located in Central Alberta, Canada. Situated roughly halfway between the cities of Calgary and Edmonton, Red Deer serves as a hub for transportation, commerce, and industry in the region. Historically, Red Deer's economy has been based on agriculture and the oil and gas industries. However, it has diversified over the years to include manufacturing, retail, health care, and education sectors. The city offers various attractions and recreational activities for residents and visitors alike. Some notable attractions include the Alberta Sports Hall of Fame & Museum, the Red Deer Museum + Art Gallery, Kerry Wood Nature Centre, and the Westerner Park, which hosts numerous events and exhibitions throughout the year. Red Deer is surrounded by natural beauty, including parks, rivers, and lakes, providing ample opportunities for outdoor activities such as hiking, fishing, boating, and camping. The city has a vibrant cultural scene with various festivals, events, and performances happening year-round. These include the Central Alberta Film Festival, the Central Music Festival, and the Red Deer International Film Festival. Overall, Red Deer is a dynamic city with a strong sense of community, offering a blend of urban amenities and natural beauty.



DEMOGRAPHIC SUMMARY

RED DEER, ALBERTA

POPULATION

Red Deer
110,423

State: Alberta 4,800,768

AVERAGE AGE

Red Deer
39.4 years

State: Alberta 39.1 Years

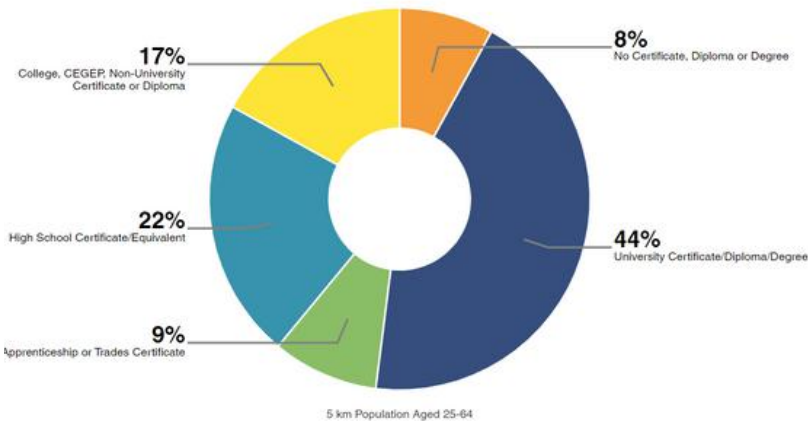
MEDIAN HOUSEHOLD INCOME

Red Deer
\$85,000

State: Alberta \$106,960

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Alberta at large.



2023 STATISTICS

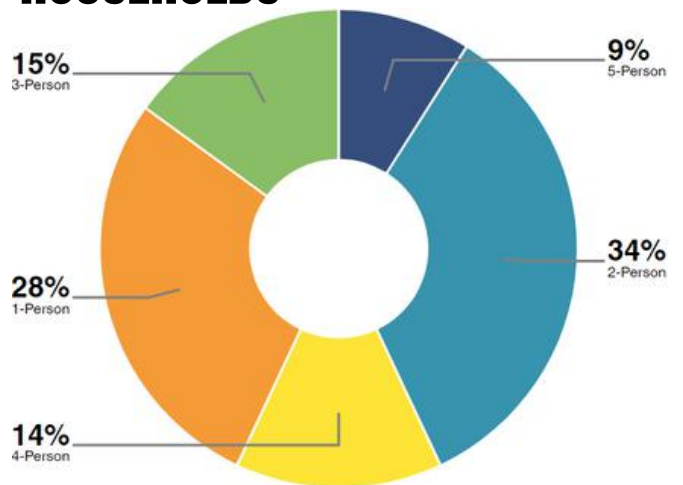
	2 km	5 km	10 km
Population 2023	18,823	83,456	112,717
Total Households	8,523	33,804	44,925
Avg Household Size	2.2	2.5	2.5
Avg Household Income	\$102,382	\$113,524	\$115,194

ECONOMIC INDICATORS

6.3% Red Deer Unemployment Rate

6.25% U.S. Unemployment Rate

HOUSEHOLDS



Red Deer
40,510

State: Alberta 4,800,768



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

Queen Elizabeth II Highway (QE2): The QE2 is a major north-south highway in Alberta, connecting the cities of Calgary and Edmonton. It runs directly through Red Deer, making the city easily accessible from both directions.

Highway 2A: This is an alternate route that parallels the QE2 but passes directly through the downtown area of Red Deer. It provides access to local businesses, neighborhoods, and attractions within the city.

Highway 11: Also known as the David Thompson Highway, Highway 11 is an east-west route that intersects with the QE2 just south of Red Deer. It provides access to communities to the east, including Sylvan Lake, Rocky Mountain House, and eventually Jasper National Park.

Highway 11A: This highway branches off from Highway 11 and provides another east-west connection, passing through the southern part of Red Deer and offering access to areas like Gasoline Alley, an important commercial and retail district.

Highway 595: Located to the north of Red Deer, Highway 595 connects the city with rural areas and smaller communities in the surrounding region.

Highway 597: To the east of Red Deer, Highway 597 provides access to communities such as Delburne and Elnora.

Highway 592: Running to the west of Red Deer, Highway 592 connects the city with areas like Springbrook and Penhold.



AIRPORT PROXIMITY

Red Deer Regional Airport (YQF): The Red Deer Regional Airport is located approximately 10 kilometers (about 6 miles) southwest of Red Deer city center. While it primarily serves general aviation and charter flights, it also offers limited commercial service to destinations such as Calgary and Edmonton.

Edmonton International Airport (YEG): Located approximately 150 kilometers (about 93 miles) northwest of Red Deer, Edmonton International Airport is the primary airport serving the Edmonton metropolitan area. It is the largest airport in Northern Alberta and offers a wide range of domestic, international, and transcontinental flights.

Calgary International Airport (YYC): Situated approximately 150 kilometers (about 93 miles) south of Red Deer, Calgary International Airport is the primary airport serving the Calgary metropolitan area. It is the busiest airport in Alberta and offers a comprehensive selection of domestic, international, and transcontinental flights.

SITE OVERVIEW

SITE

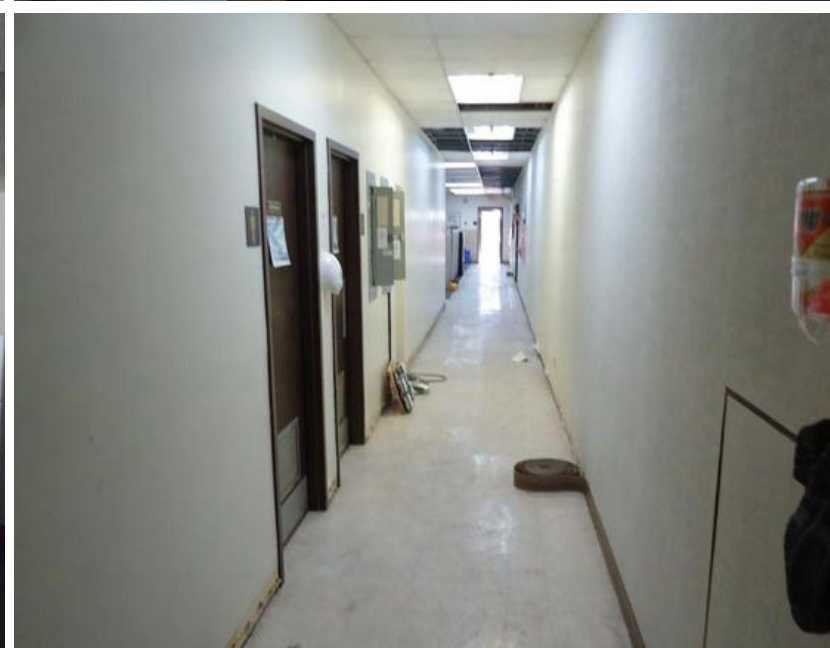
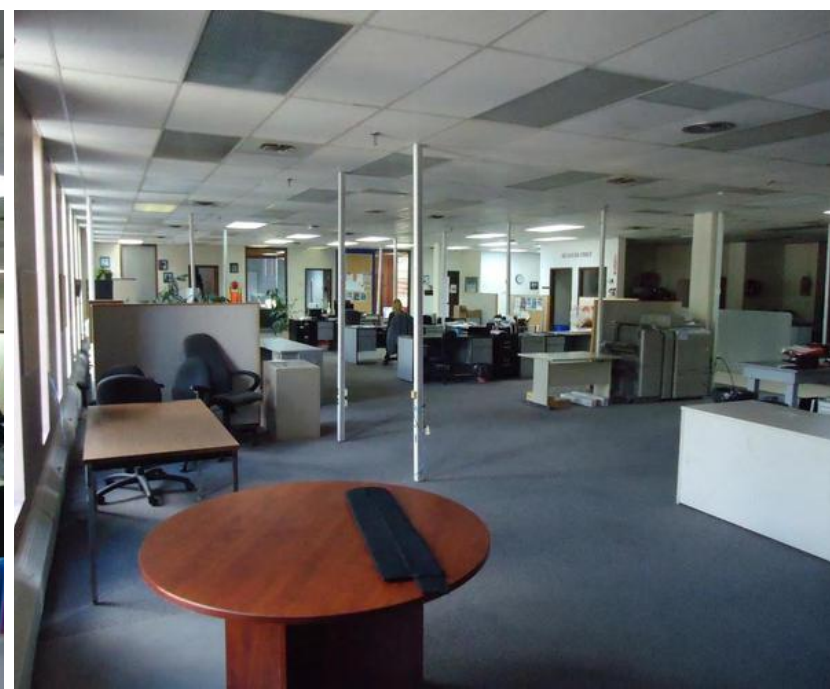
Property Type:	Office/Industrial
Building Class:	B
Zoning:	DC (1)
Year Built:	1980
Total SF:	45,331 SF
	Main Floor: 29,900 SF
	Second Floor: 15,431 SF
Stories:	2
Total Acreage:	3.11
Parking:	100+ Spaces
Dock Doors:	3 Dock-Height Doors
	1 Grade-Level Door
Clear Ceiling Height:	+/-19' to Joist
	25'4" to Decking
Power:	1600 AMP, 600 Volt, 3 Phase

ZONE DC (1): DIRECT CONTROL DISTRICT

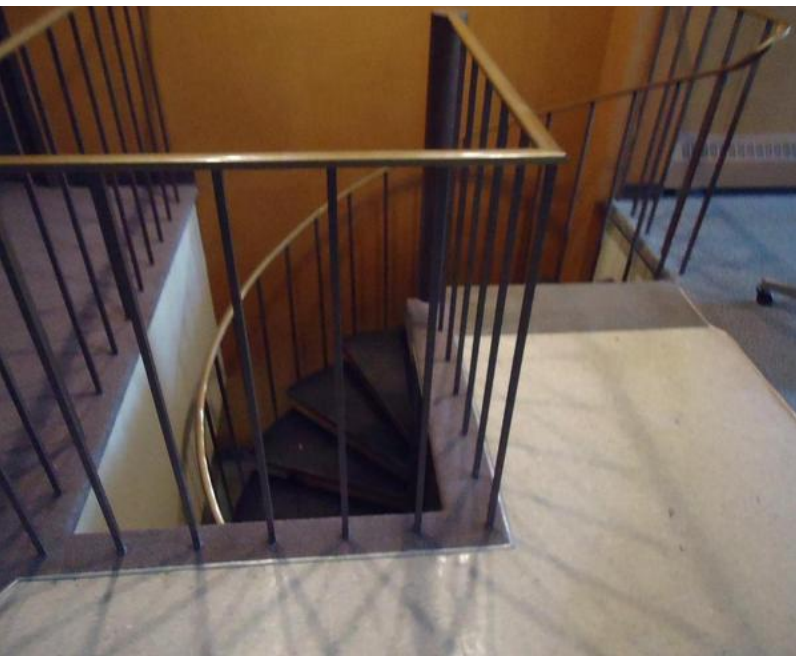
The general purpose of this district is to provide for a mix of commercial and residential uses along Bremner Avenue on large lots and to incorporate increased front yard setbacks, increased landscaping requirements and restricting parking to the rear or side yard. For further detail please consult a copy of the portion of the above noted bylaw as it applies to the DC (1) district.

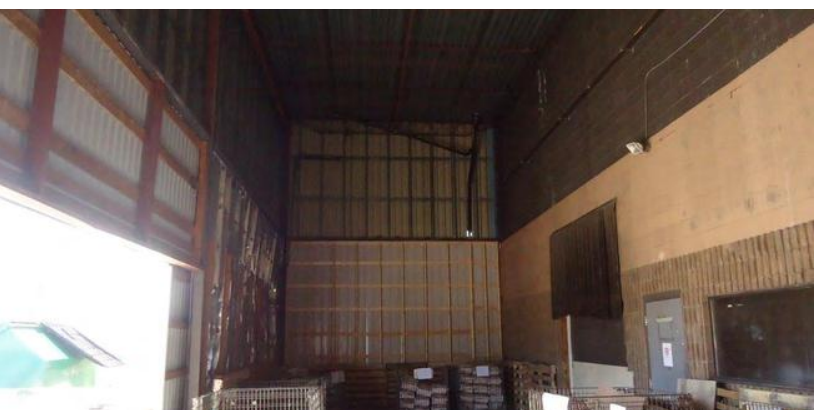
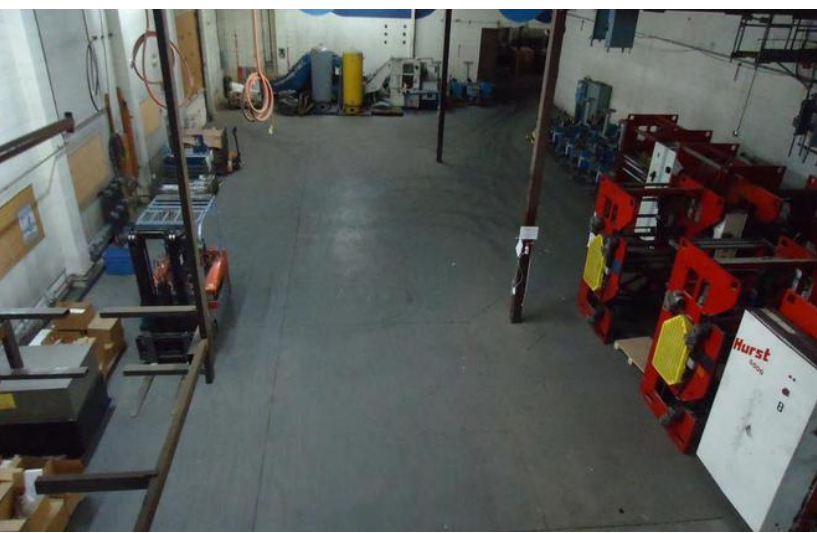


















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