

# FOR LEASE

A101, 5212 48TH STREET  
RED DEER, AB



**PRICE REDUCED**

## About the Property

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This 1,082 SF retail space, situated on the main floor within the bustling Heritage Village in downtown Red Deer, is now available for lease. The layout includes a spacious open retail area, a dedicated office, and a large open room at the rear, catering to a variety of business needs.

Immediate possession is available, ensuring your business can quickly become a part of this vibrant community.

Heritage Village is home to a diverse mix of neighboring businesses such as Heritage Village Chiropractic, Marlin Travel, Peony Nails, Heritage Family Dental, Red Deer Goldsmith, and Connect Hearing, providing a steady flow of potential customers.

### LEGAL DESCRIPTION

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Plan 0221935, Block CDE, Lot 9

### UNIT SIZE

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1,082 SF

### LOCATION

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Downtown

### ZONING

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Direct Control District (6)

### LEASE RATE

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~~\$18.00 PSF~~ **\$16.00 PSF**

### ADDITIONAL RENT

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\$10.27 PSF *(utilities are separately metered)*

### MONTHLY RENT

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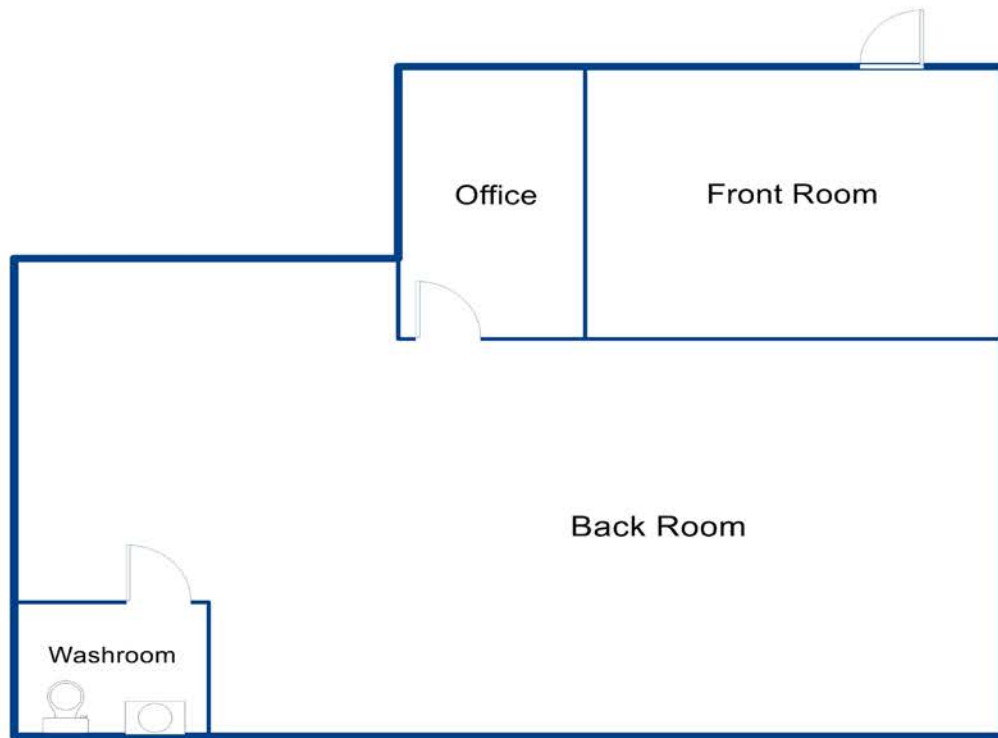
~~\$2,549.01~~ **\$2,368.68 + GST**

### POSSESSION

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Immediately

# Floor Plan





5212 48th Street





# Central Alberta's Ambassador for Commercial Real Estate



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