

FOR SUBLEASE

4309 52nd Avenue, Red Deer, AB



SALOMONS
COMMERCIAL

SKYWAY MEDICAL CENTRE

Move in ready medical office 1,183
sf (rentable)



Building Highlights

- Brand new medical office on 2nd floor
- 3 storey Medical/Office building
- Plenty of paved parking
- Fully wheelchair accessible facility, featuring wide hallways and 2 elevators
- Easy access from Gaetz Ave and Taylor Drive
- Located directly across from the Red Deer Regional Hospital

Unit Details

Market Area:	Downtown
Unit Size:	1,183 sf (rentable) 1,120 sf (useable)
Legal Description:	Plan 1123263 Block 1 Lot 20A
Lease Rate:	Market Sub-Lease Rate
Additional Rent:	\$14.83 (2019)
Zoning:	C1 Commercial (City Centre) District

Max Field

Associate

P: (403) 314 - 6186

F: (403) 343 - 6490

max@salomonscommercial.com

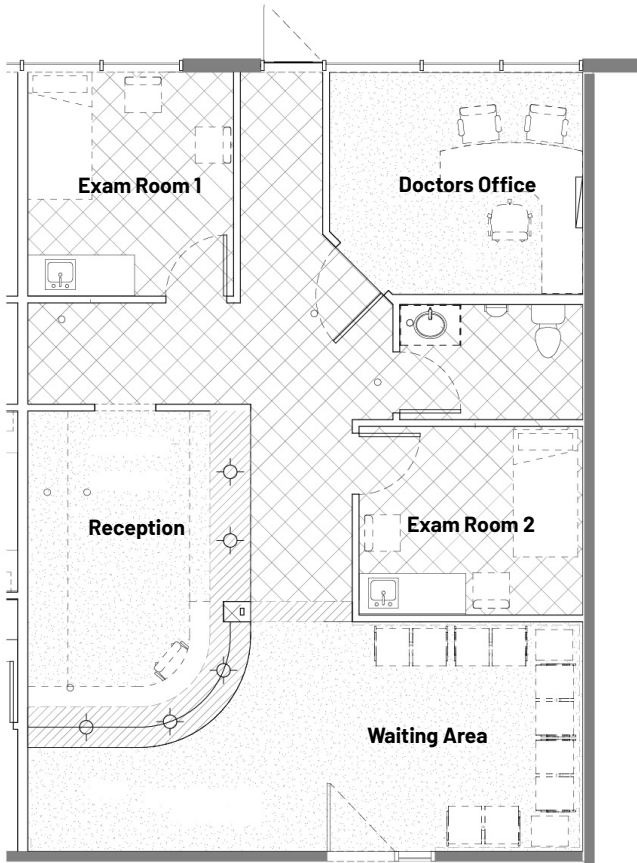
#103, 4315 - 55 Avenue
Red Deer | AB | T4N 4N7

P: (403) 343 - 3023

F: (403) 343 - 6490

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Floor Plan

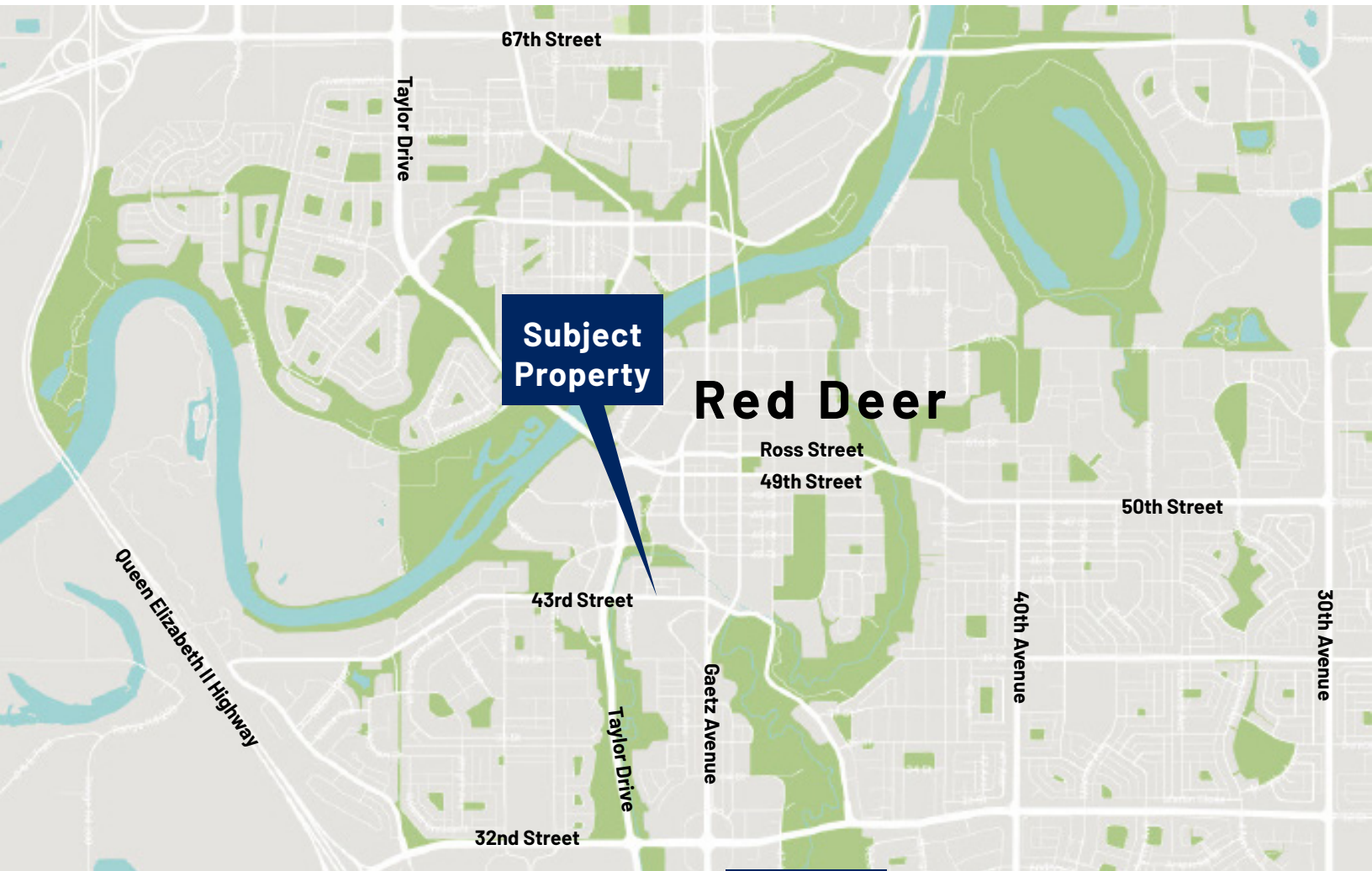


Unit Highlights

- Brand new fully built out medical office
- 2 exam rooms, reception, office, private washroom
- Turnkey office - move in immediately
- High quality finishes
- Furniture available



Location



SKYWAY MEDICAL CENTRE -

Located in the centre of Red Deer, across the street from the Red Deer Hospital on 43rd Street. Existing Tenants include -

SMC Brent Sutter Sports Medicine Centre, Stems - Flowers & Cafe, Central Alberta Orthopedics, CBI Health Group and Advanced Respiratory Care Network.

