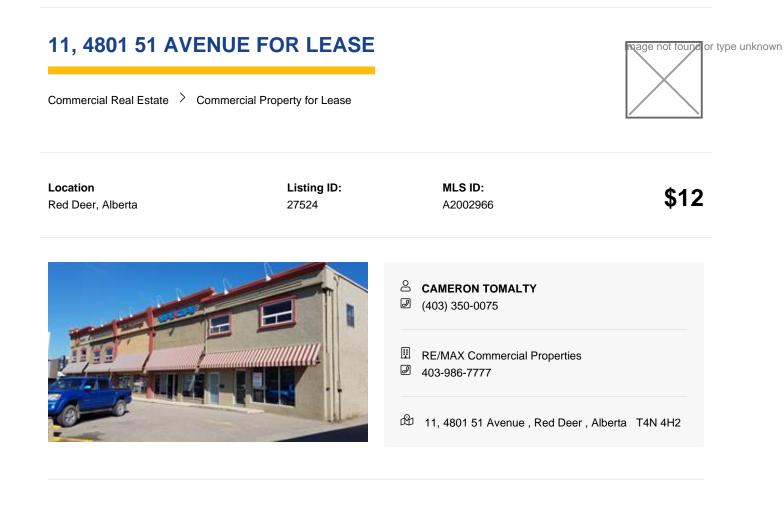


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Transaction Type	Days On Market	Lease Amount
For Lease	1009	12.00
Lease Frequency	Zoning	Subdivision
Annually	C1	Downtown Red Deer
Building Type	Year Built	Structure Type
Mixed Use	1951	Retail
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	H
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
1399.00	129.97	N/A
Restrictions None Known	Reports Other Documents	

Located in the heart of downtown Red Deer, this well maintained 1,399 SF end unit is perfect for retail or office use. The space is comprised of a wide-open area with built-in counter, 1 office, and an additional room. Common washrooms are accessible in the back. There are large windows in the front of the unit that provide lots of natural light. Pylon signage with exposure to 51 Avenue is available for \$55.00/month, plus GST. Parking on the property is for customers only, however there are several public parking facilities located nearby for tenants and staff. Additional Rent is estimated at \$8.84 for the 2025 budget year.

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