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MEDICAL ,MIXED FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Red Deer, Alberta



Listing ID:
28351

MLS ID:
A2151863

\$30



 **WESLEY GIESBRECHT**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

 4303 50 Avenue , Red Deer , Alberta T4N 3Z5

Transaction Type For Lease	Days On Market 341	Lease Amount 30.00
Lease Frequency Annually	Zoning C1	Subdivision Downtown Red Deer
Building Type Office Building,See Remarks	Year Built 2025	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Office	Legal Plan 8220564
Building Area (Sq. Ft.) 28000.00	Building Area (Sq. M.) 2601.26	Lot Size (Sq. Ft.) 28314
Lot Size (Acres) 0.65	Roof Metal	Foundation Slab
Cooling Central Air	Heating Natural Gas	Lot Features City Lot,Cleared,Corner Lot,Near Shopping Center,Near Public Transit,Other,See Remarks
Access to Property Accessible to Major Traffic Route,Direct Access,On Major Traffic Route,Paved Lane,Paved Road,Public Transportation Nearby,See Remarks	Inclusions N/A	Restrictions See Remarks
Reports Other Documents		

NEW-TO-MARKET in 2025! C21 is proud to present this excellent leasing opportunity for businesses seeking high-quality medical and office spaces. Starting at \$30/PSF, This well-positioned medical office plaza, consists of up to 28,000 sq ft on three levels. Main-floor of 7,089 SQ FT, Second-floor of 11,489 SQ ft, and third-floor of of 10,450 SQ FT of leasable space. Elevator serviced, this High-end medical plaza will Cater to Doctors, Specialists, Dental, URGENT CARE FACILITY SPECIALISTS, X-Ray and Imaging centres and more! One of the most Exceptional locations available in Red Deer! Located across from Red Deer Regional Hospital, with multiple access points from Gaetz ave/ 43rd street. The 0.66 acre property boasts 50+ customer parking stalls, (2 for every 1000 sq ft) loading/ unloading, and shipping/ receiving. Attractive lease rates, with generous Tenant Improvement Allowances, makes this move, your best move. C1 Zoned to accommodate your medical services business needs, catering to the growing demand of the newly awarded \$1.8 BILLION DOLLAR Hospital expansion in Red Deer, over the next several years.

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