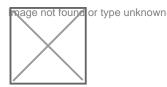


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

MEDICAL, MIXED FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 28351

MLS ID:

A2151863



△ WESLEY GIESBRECHT

2 (403) 350-5674

□ Century 21 Advantage

403-346-0021

4303 50 Avenue, Red Deer, Alberta T4N 3Z5

Transaction Type

For Lease

Days On Market

30.00

Lease Frequency

Annually

Zoning

341

C1

2025

Downtown Red Deer

Low Rise (2-4 stories)

Building Type

Property Type

Office Building, See Remarks

Year Built

Property Sub Type

Structure Type

Lease Amount

Subdivision

Commercial Office

Legal Plan 8220564

Building Area (Sq. Ft.)

28000.00

Cooling

Building Area (Sq. M.)

2601.26

Lot Size (Sq. Ft.)

28314

Lot Size (Acres)

0.65

Roof Metal **Foundation**

Slab

Heating

Central Air 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and

identify the quality of services provided by real estate professionals who are members of CREA. Used under license.