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B, 5406 43 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta



Listing ID:
33951

MLS ID:
A2285021

\$14



 **MIKE GAIT**
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 Century 21 Maximum
 587-272-0221

 B, 5406 43 Street , Red Deer , Alberta T4N 1C9

Transaction Type For Lease	Title Fee Simple	Days On Market 69
Lease Amount 14.00	Lease Frequency Annually	Zoning CAP-TD
Subdivision Capstone	Building Type Free-Standing,Mixed Use,Office Building,Walk-up	Year Built 1976
Structure Type Office	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 7722940	Building Area (Sq. Ft.) 3360.00	Building Area (Sq. M.) 312.15
Construction Type Mixed	Lot Features Level,Paved	Inclusions N/A
Restrictions None Known	Reports Floor Plans,Title	

Versatile 3,369 sq. ft. office and multi-use commercial space located in Red Deer's desirable Capstone area, positioned directly beside CAMIS and a registries office. The space offers a functional layout with multiple private offices, a large multi-use/open area suitable for meetings, training, or collaborative work, and multiple bathrooms to accommodate staff and clients. The property benefits from ample on-site parking and adjacent green space, creating a strong environment for client-facing or community-oriented users. The outdoor green space provides excellent potential for licensed or private daycare use, early learning programs, or other uses requiring dedicated outdoor areas, subject to approvals. An ideal opportunity for professional services, medical or wellness users, daycare operators, non-profits, or organizations seeking a well-located space in a growing mixed-use district with nearby amenities and strong accessibility.

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