For Lease

3215 49 Avenue | Red Deer, AB

Demographics *(within 3 km)*

NEIGHBORHOOD
South Hill

POPULATION
41,618

MEDIAN AGE
40.5

HOUSEHOLD INCOME
$109,977

Building Details

PARKING
Ample

YEAR BUILT
1980

TRAFFIC COUNT
42,020 VPD | 2 Hwy & Township Rd 381 A NW
20,770 VPD | 32 Street at 49 Avenue

Blackstone
Commercial Real Estate Services Inc.

Unit 301, 255 17 Avenue SW
Calgary, Alberta, T2S 0A4
P (403) 214-2344
blackstonecommercial.com

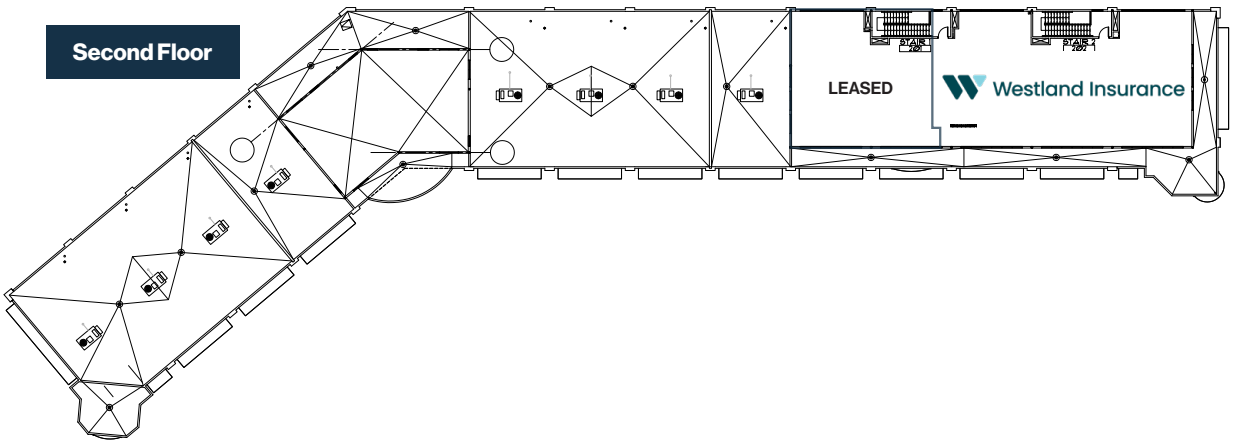
Well Located Plaza Near Downtown & Retail Hub

PROPERTY DETAILS

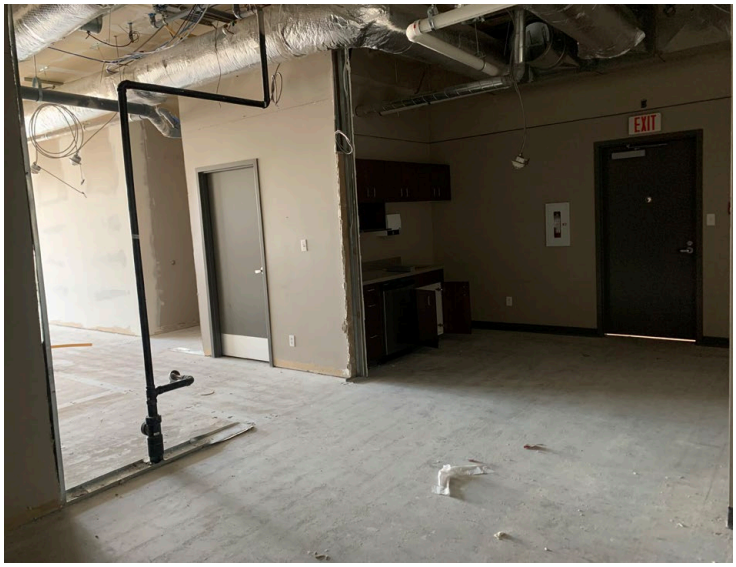
Size Available	**Unit 103:** 1,221 SF **Unit 109:** 1,220 SF
Availability	Immediate
Net Rate	$30.00 PSF
Op Costs	$15.42 PSF (Est. 2026) (Tax, insurance, CAM and common area utilities)
Zoning	DC20 - Direct Control
Signage	Fascia & Pylon

- Conveniently located near downtown and Red Deer's main retail district
- Office/Retail space just off South Gaetz Avenue
- Plenty of shared paved parking available
- Adjacent to businesses such as a nail salon, dentist, pharmacy, optometrist, and osteopath
- Approved uses include restaurants, health and medical services, commercial services, and recreational facilities
- Elevator access to the second floor

Main Floor
Dean Willoughby, OD
Tannis Rode, OD
Doctors of Optometry
Parkland Respiratory Care Ltd.
Kim Lu Nails Ltd.
Cosmic Pizza
Rolly's Ice Cream
Dr. Henry Fung Professional Corporation
Red Deer Drugs Pharmacy
Cornerstone Dental Care
Unit 109
1,220 SF
Unit 103
1,221 SF


Second Floor
LEASED
Westland Insurance

UNIT 103



UNIT 109

Thank you for your interest!

For More Info. Please Contact

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