

For Lease

Bower Plaza, 2325 50 Avenue | Red Deer, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Bower



POPULATION
30,368



MEDIAN AGE
40



HOUSEHOLD INCOME
\$113,097

Building Details



PARKING
Ample Paved
Parking



YEAR BUILT
2000 Existing
Plaza



TRAFFIC COUNT
25,800 VPD | 50th Avenue



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

blackstonecommercial.com

NEW RETAIL PAD OPPORTUNITY

Property Details

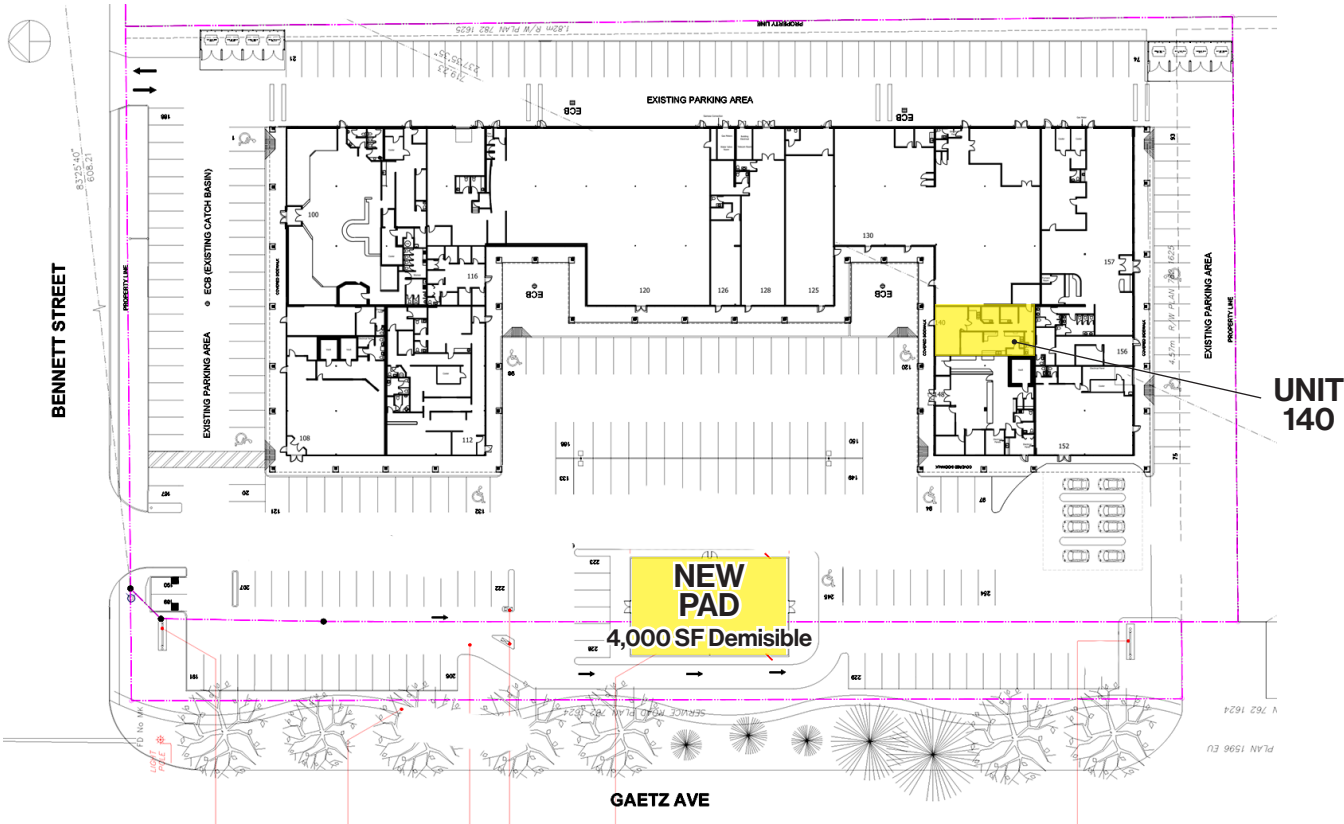
Size Available:	Unit 140: 1,414 SF
	New Pad Opportunity: 4,000 SF demisable
Availability:	Unit 140: Immediately
	PAD: 2027/2028
Net Rate:	Unit 140: \$35.00 PSF
	PAD: \$60.00 PSF
Op Costs:	\$11.91 PSF
Zoning:	C2N (Shopping Centre District)
Permitted Uses:	Retail sales and services



For Lease

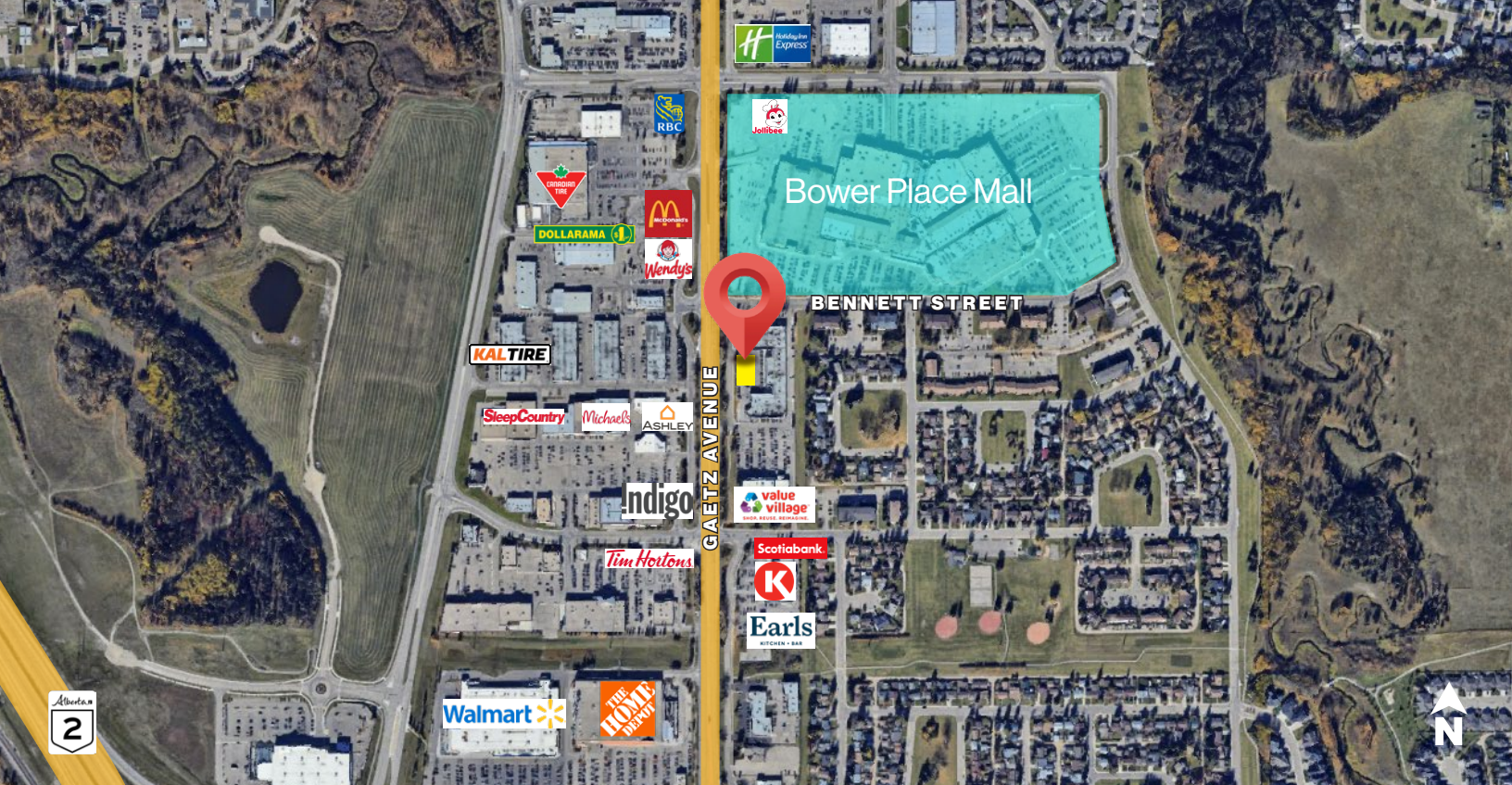
Bower Plaza, 2325 50th Avenue | Red Deer, AB

Site Plan



Renderings





Thank you for your interest!

For More Info.



Craig McGinley

VP Retail Leasing

P 403.483.4785

E cmcginley@blackstonecommercial.com



Patrick White

Associate

P 403.214.2344

E pwhite@blackstonecommercial.com

Unit 301, 255 17 Avenue SW, Calgary, Alberta T2S 0A4 | **P** (403) 214-2344

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. ©2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

blackstonecommercial.com

Blackstone
Commercial Real Estate Services