

Blackstone
Commercial Real Estate Services Inc.

For Lease

3215 49 Avenue | Red Deer, AB

Well Located Plaza Near Downtown & Retail Hub

Piper Crossing Plaza



Shane Olin Managing Broker

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Julie Cummings Agent of Royal LePage

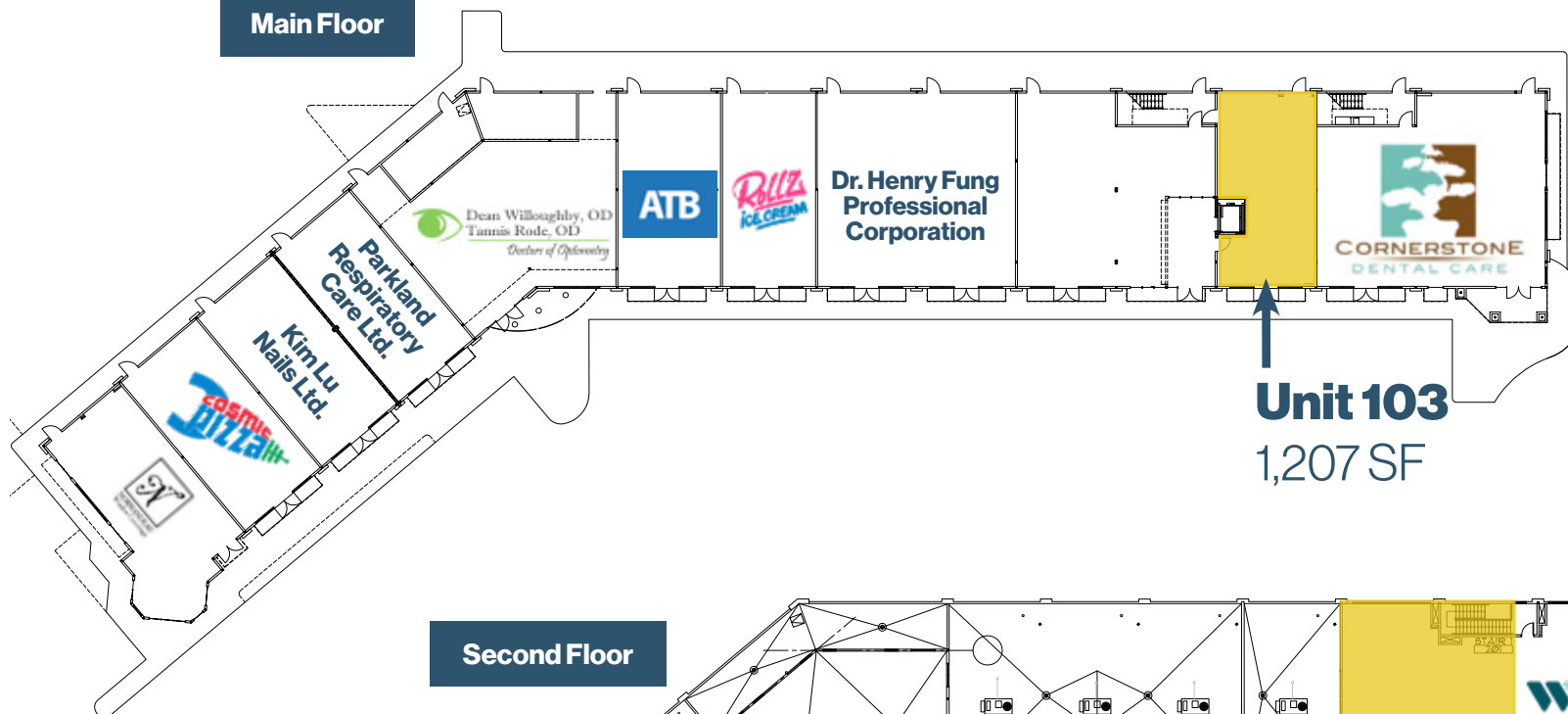
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Size Available		Area	NNN Rent
	Unit 103	1,207 SF	\$28 PSF
	Unit 201A	2,217 SF	\$15 PSF
Availability	Immediate		
Net Rate	Contact Associate		
Op Costs	\$14.87 PSF (Tax, insurance, CAM and common area utilities)		
Zoning	DC20 - Direct Control		
Signage	Fascia & Pylon		
Highlights	- 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		

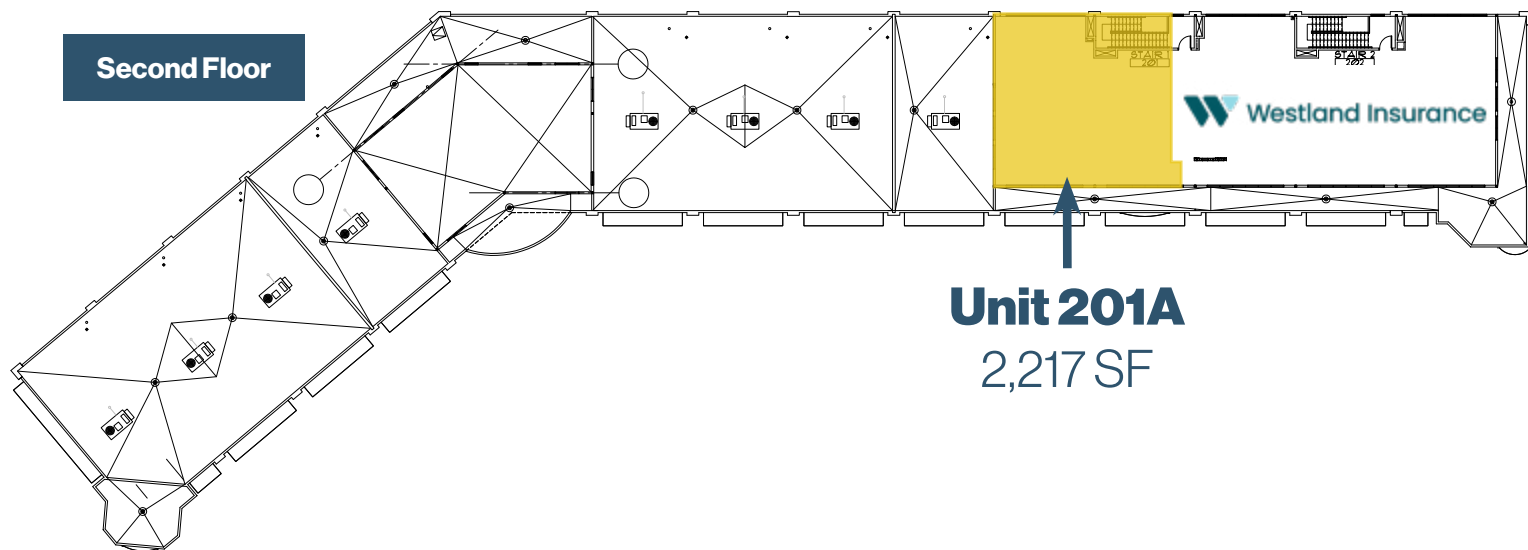
Main Floor



Unit 103

1,207 SF

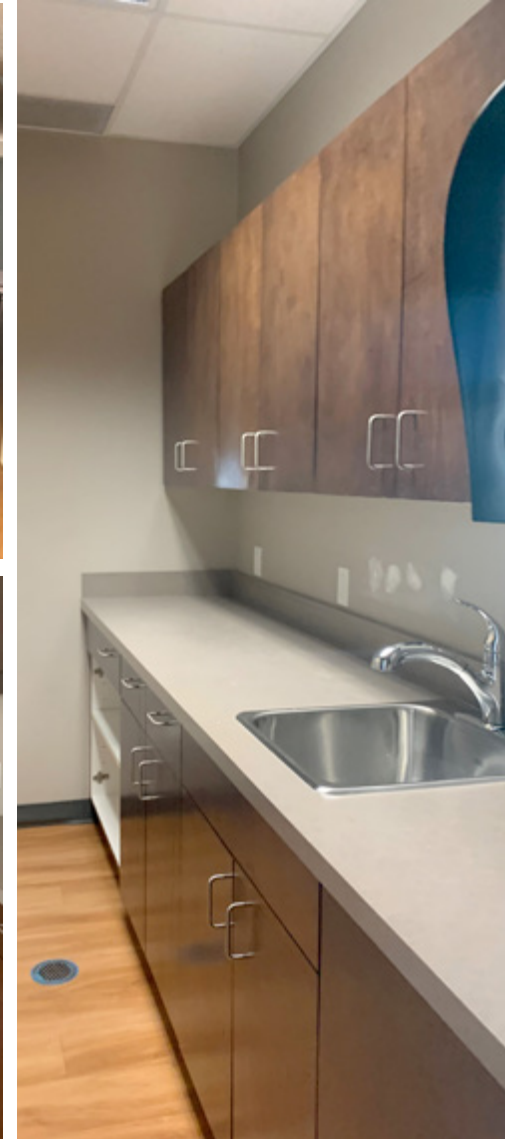
Second Floor



Unit 201A

2,217 SF

Unit 201A





Thank you for your Interest



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For more information, please contact one of our associates.

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