



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 A210, 9705 Horton Road SW,

Calgary, Alberta, T2V 2X5

P (403) 214-2344

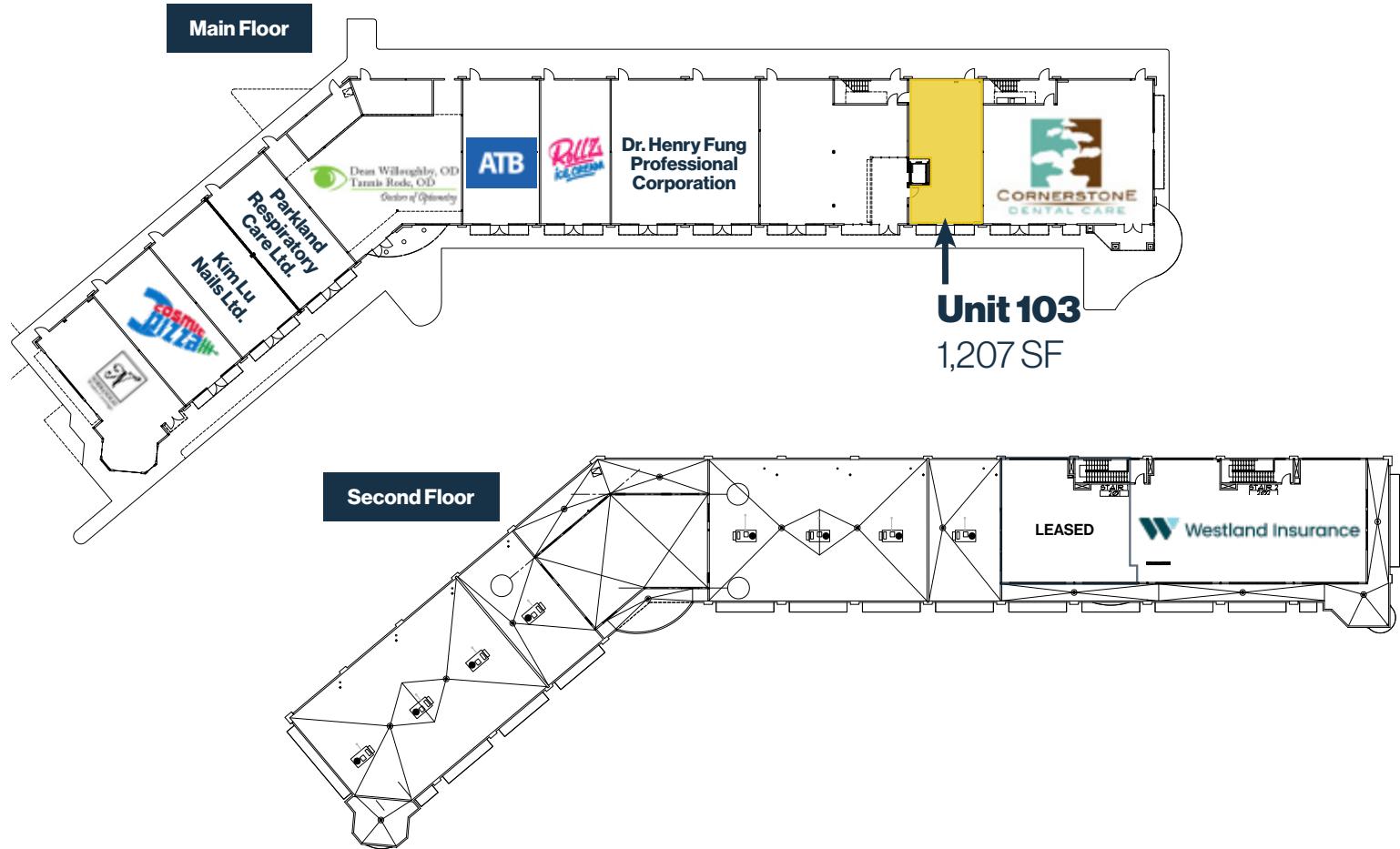
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Well Located Plaza Near Downtown & Retail Hub

PROPERTY DETAILS

Size Available	Unit 103: 1,207 SF
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

- 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





Thank you for your interest!

For More Info.



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