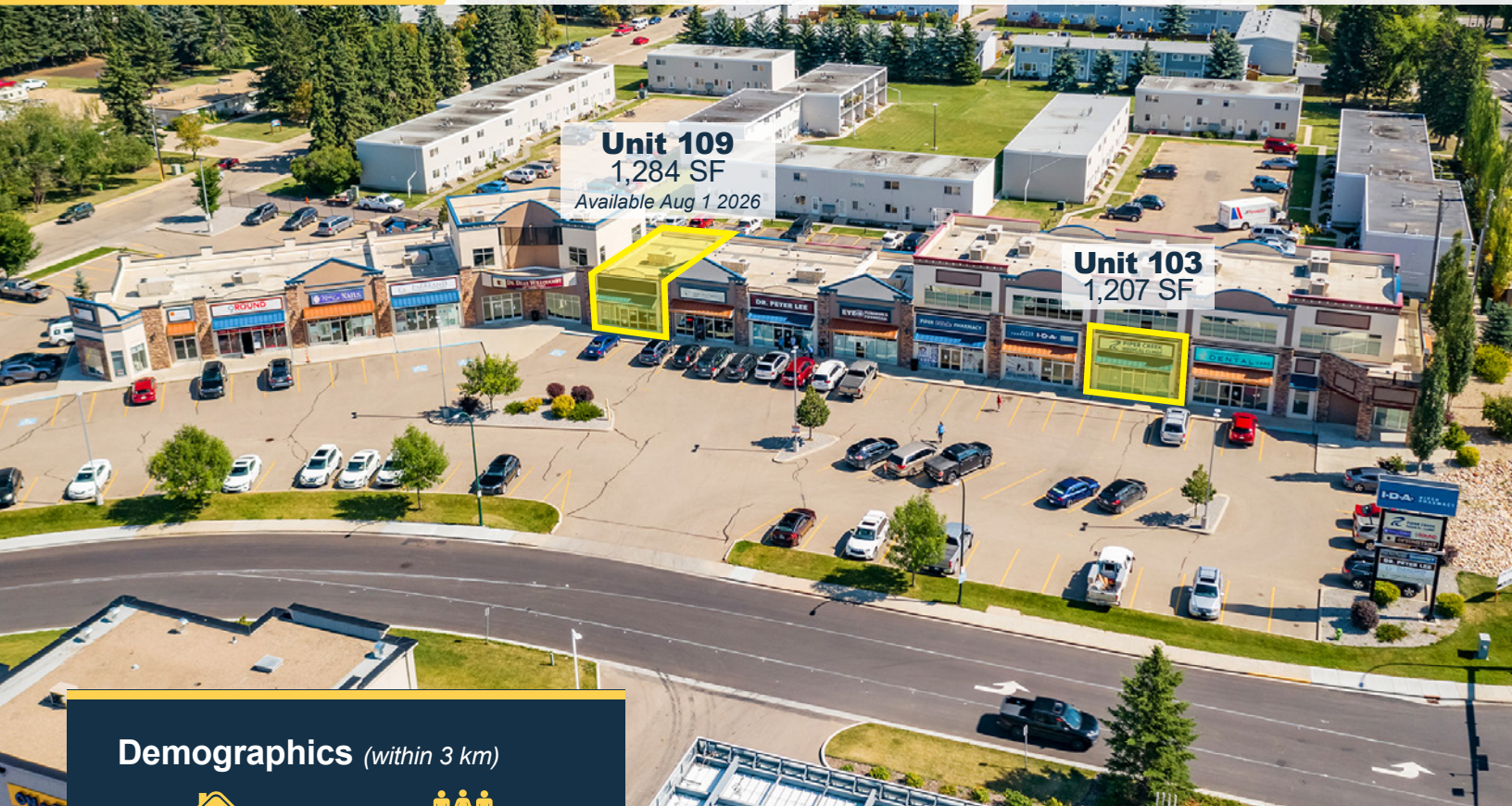


For Lease

3215 49 Avenue | Red Deer, AB



Unit 109
1,284 SF
Available Aug 1 2026

Unit 103
1,207 SF

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



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

blackstonecommercial.com

Well Located Plaza Near Downtown & Retail Hub

PROPERTY DETAILS

Size Available	Unit 103: 1,207 SF Unit 109: 1,284 SF <i>Available August 1, 2026</i>
Availability	Immediate
Net Rate	\$28.00 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





Thank you for your interest!

For More Info.



Julie Cummings *Agent of Royal LePage*

P 403.506.5670

E juliecummings@royallepage.ca



Shane Olin

P 403.313.5305

E solin@blackstonecommercial.com

Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | **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

Follow us:
Blackstone
Commercial



Blackstone
Commercial Real Estate Services Inc.