

**Blackstone**

# For Lease

3215 49 Avenue | Red Deer, AB

## Well Located Plaza Near Downtown & Retail Hub

# Piper Crossing Plaza



**Shane Olin**

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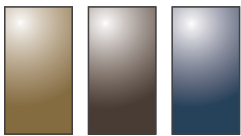


For more information, please contact one of our associates.

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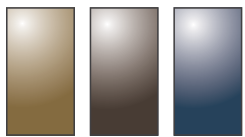
# Property Details

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<b>Size Available</b>	<b>Unit 103</b> - 1,221 SF <b>Unit 104+105</b> - 2,117 SF <b>Unit 201A</b> - 2,342 SF
<b>Availability</b>	Immediate
<b>Net Rate</b>	Contact Associate
<b>Op Costs</b>	\$14.74 PSF <i>(Tax, insurance, CAM and common area utilities)</i>
<b>Zoning</b>	DC20 - Direct Control
<b>Signage</b>	Fascia & Pylon
<b>Highlights</b>	<ul style="list-style-type: none"> <li>• Close proximity to both the downtown core and the heart of Red Deer's retail district</li> <li>• Commercial/retail space located just off of South Gaetz Avenue</li> <li>• Ample common paved parking</li> <li>• Neighboring businesses include nail salon, dentist, pharmacy, optometrist and osteopath</li> <li>• Permitted uses include: Restaurants, health and medical services, commercial service and recreational facility</li> <li>• Elevator access to the second floor</li> </ul>

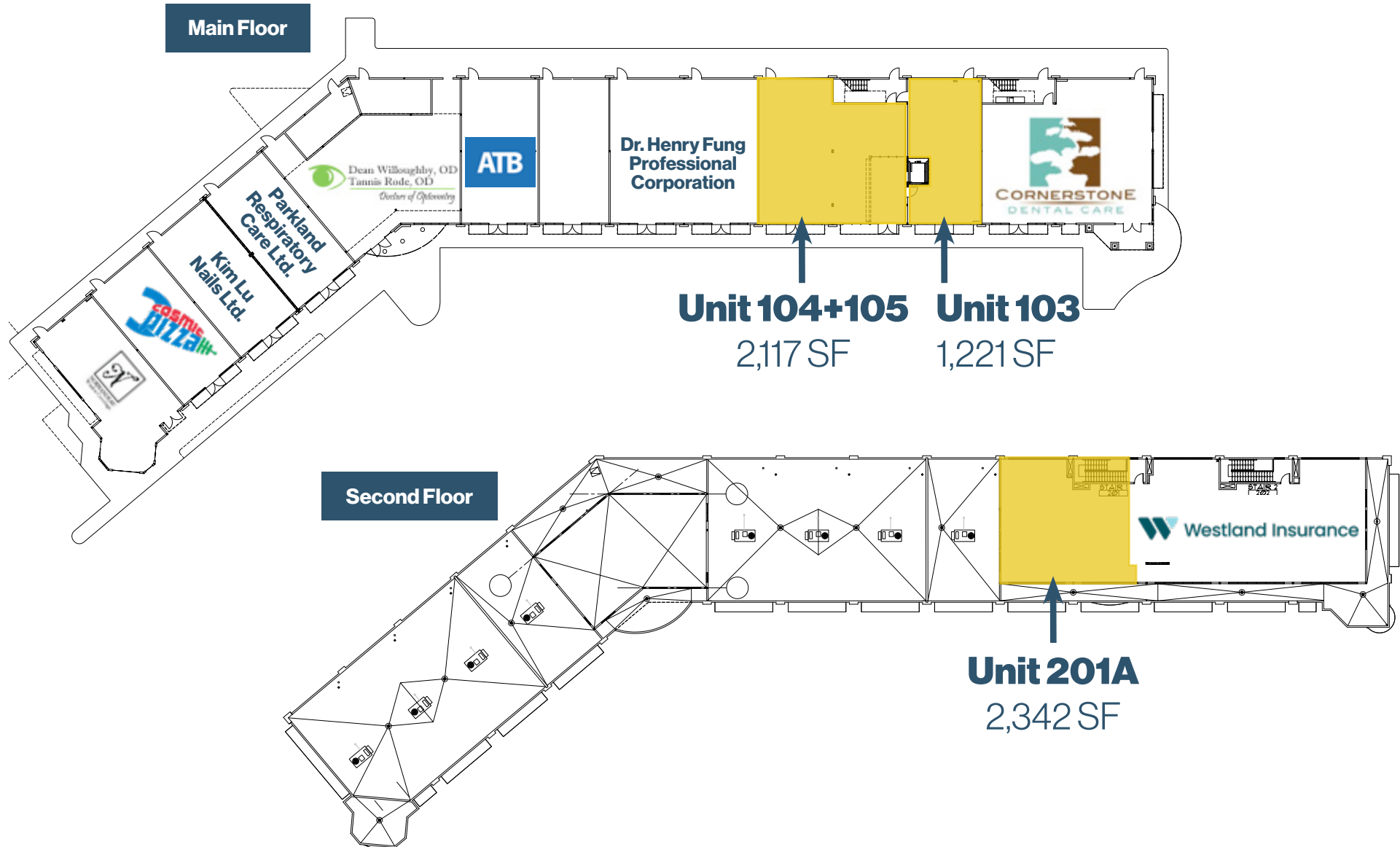


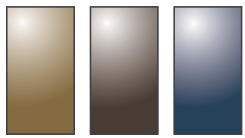
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# Site Plan

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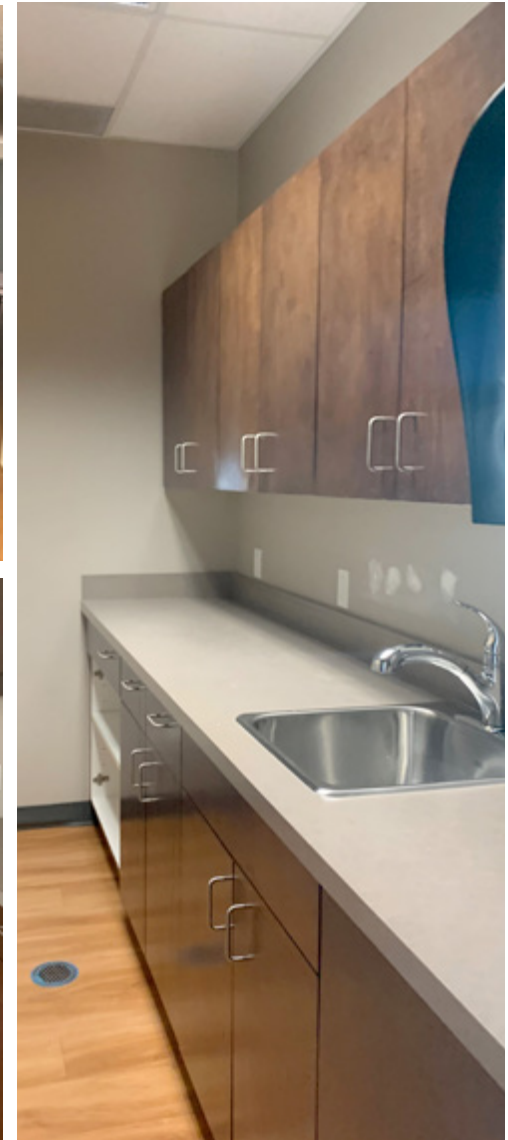
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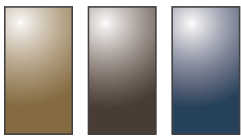
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**Unit 201A**

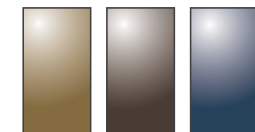




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# Location





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# Thank you for your Interest



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