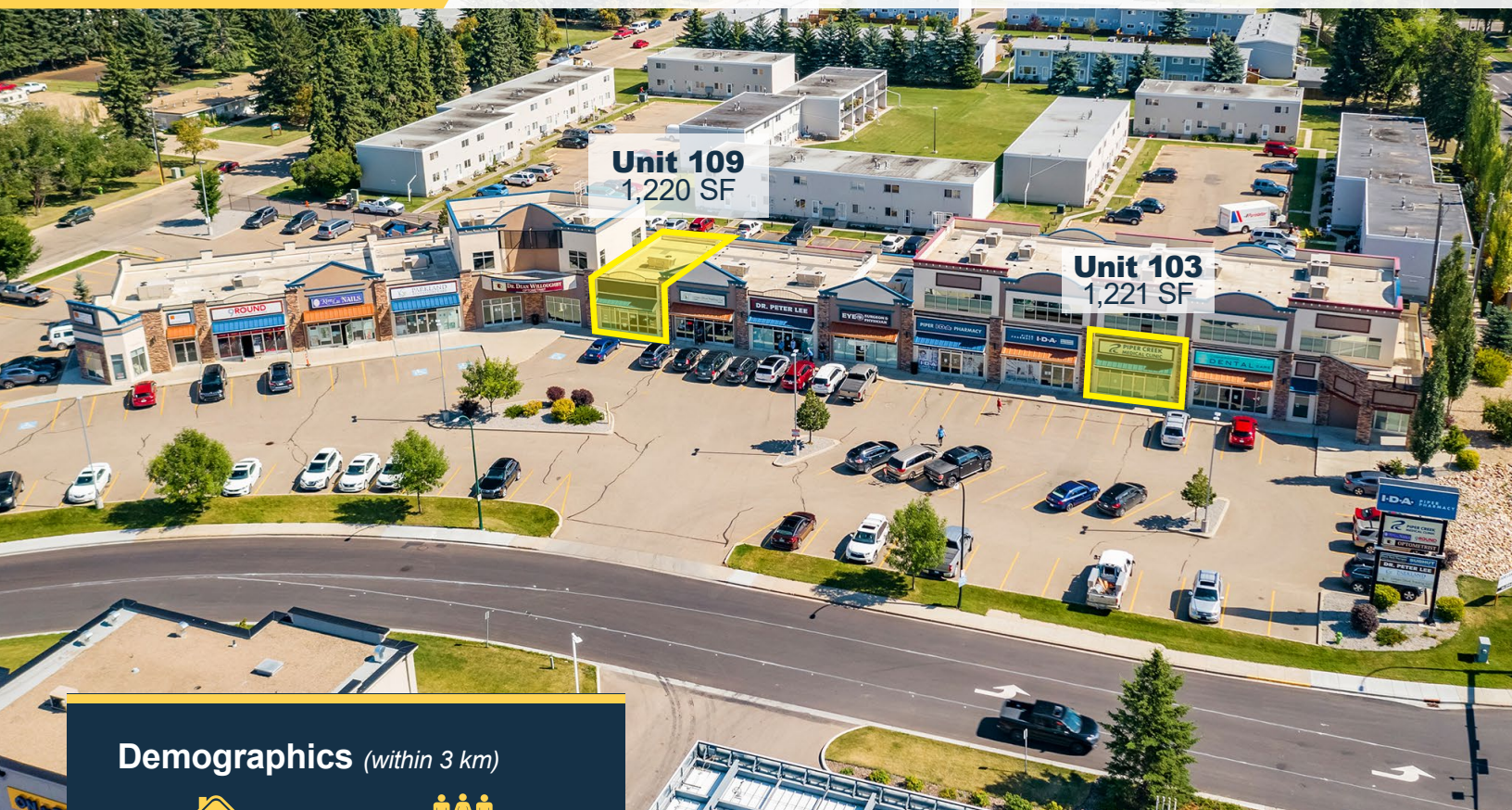


For Lease

3215 49 Avenue | Red Deer, AB



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

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Well Located Plaza Near Downtown & Retail Hub

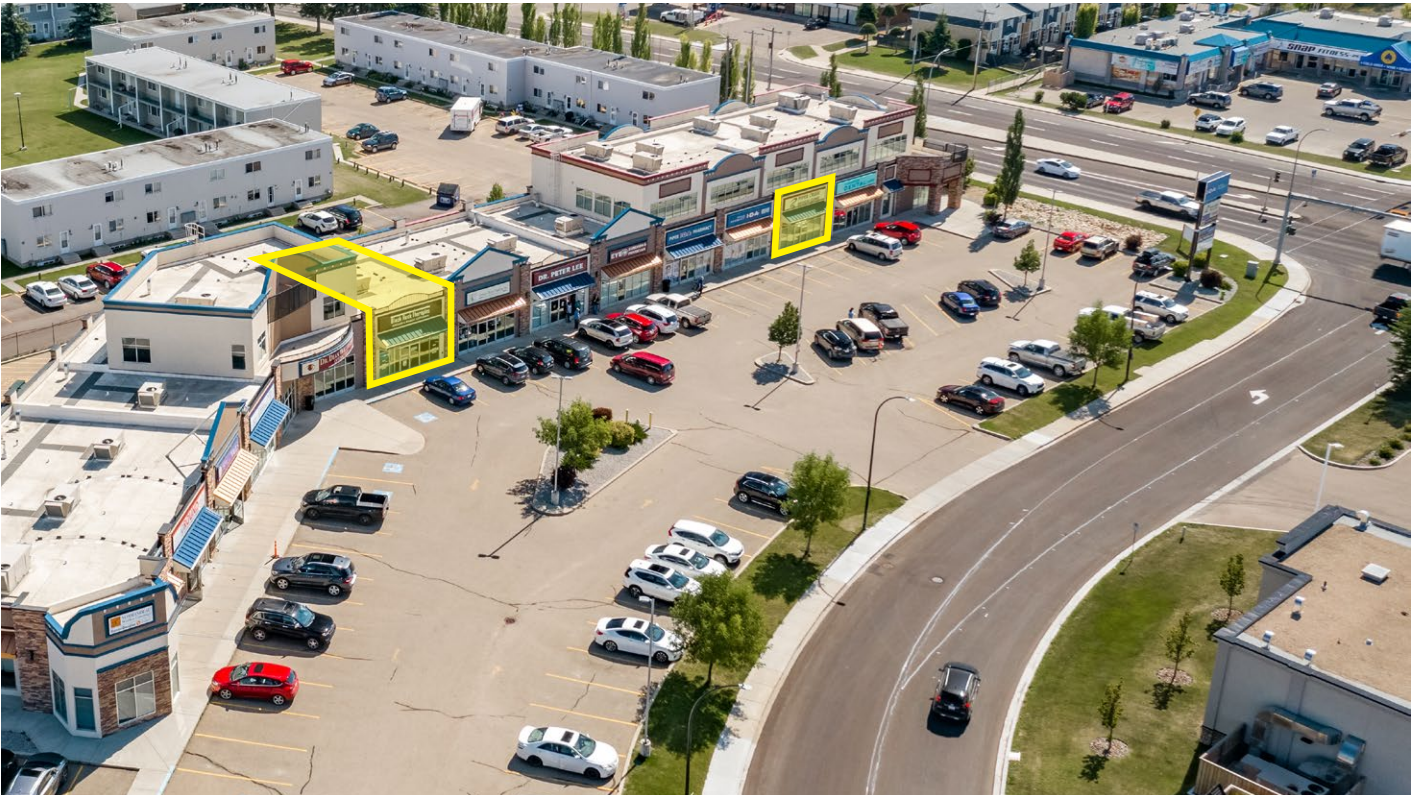
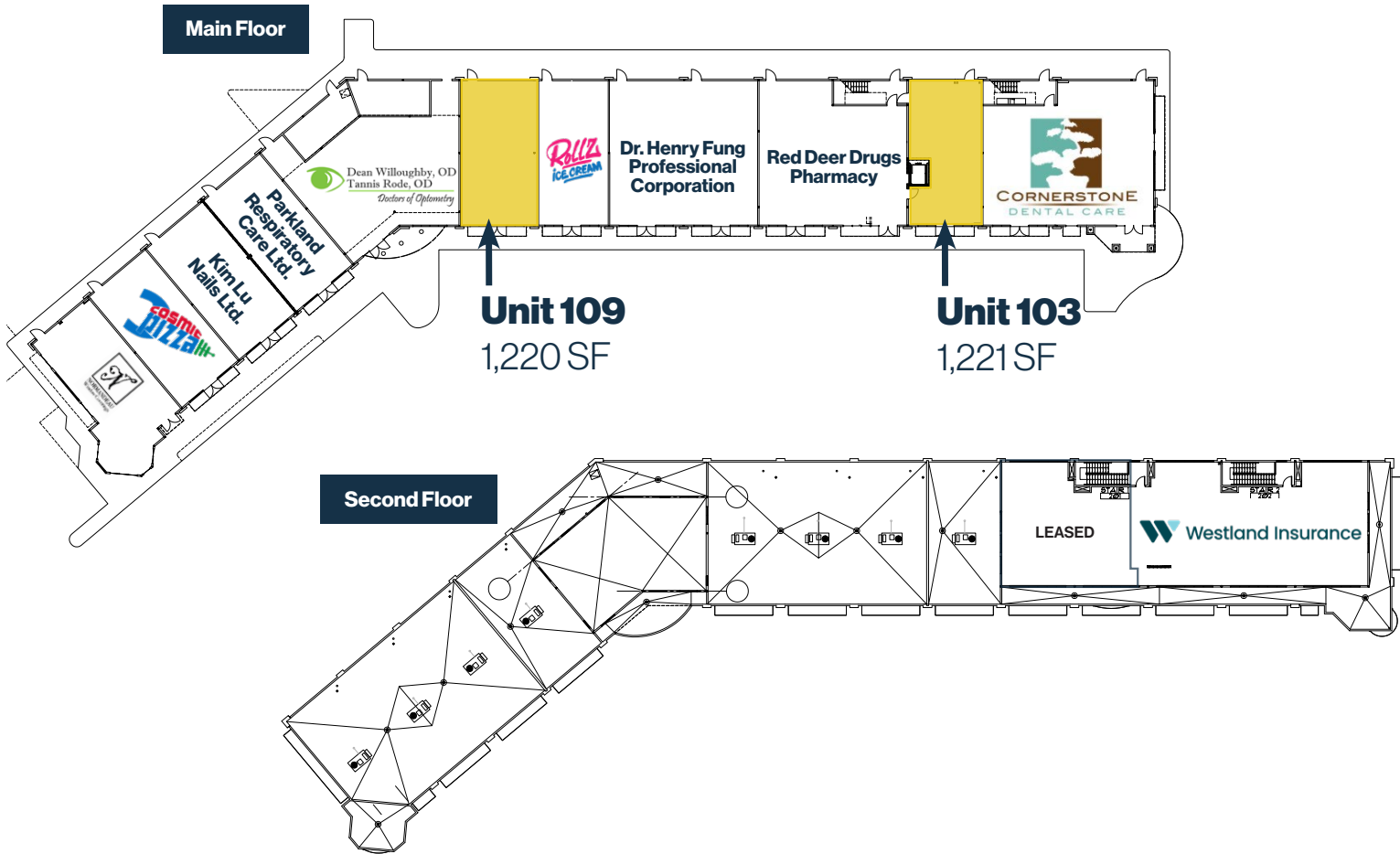
PROPERTY DETAILS

Size Available	Unit 103: 1,221 SF Unit 109: 1,220 SF
Availability	Immediate
Net Rate	\$30.00 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

For Lease

3215 49 Avenue | Red Deer, AB





Thank you for your interest!

For More Info.



Julie Cummings *Agent of Royal LePage*

📞 403.506.5670

✉ juliecummings@royallepage.ca



Shane Olin

📞 403.313.5305

✉ solin@blackstonecommercial.com

Unit 301, 255 17 Avenue SW, Calgary, Alberta T2S 0A4 | 📞 403.214.2344

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