



## 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](http://blackstonecommercial.com)

## Piper Crossing Plaza

### Property Details

<b>Size Available:</b>	Unit 103	- 1,221 SF
	Unit 104+105	- 2,117 SF
	Unit 108	- 1,249 SF
	Unit 201A	- 2,342 SF
<b>Availability:</b>	Immediately	
<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	

### Highlights

- Close proximity to both the downtown core and the heart of Red Deer's retail district
- Commercial/retail space located just off of South Gaetz Avenue
- Ample common paved parking
- Neighboring businesses include nail salon, dentist, pharmacy, optometrist and osteopath
- Permitted uses include: Restaurants, health and medical services, commercial service and recreational facility
- Elevator access to the second floor



For Lease

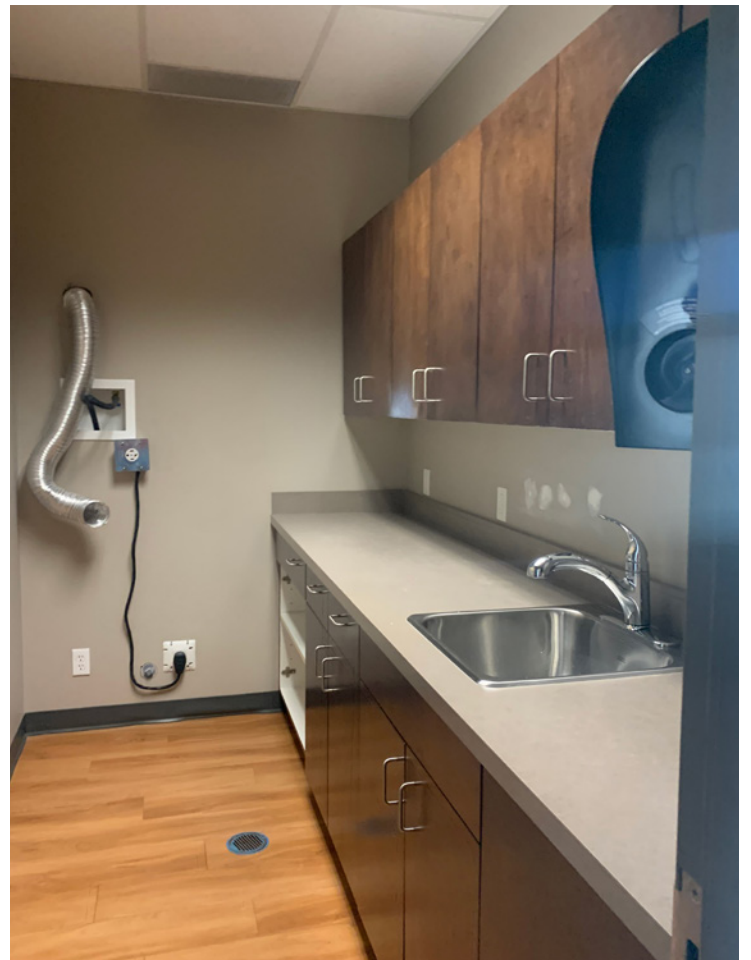
3215 49 Avenue | Red Deer, AB



Blackstone

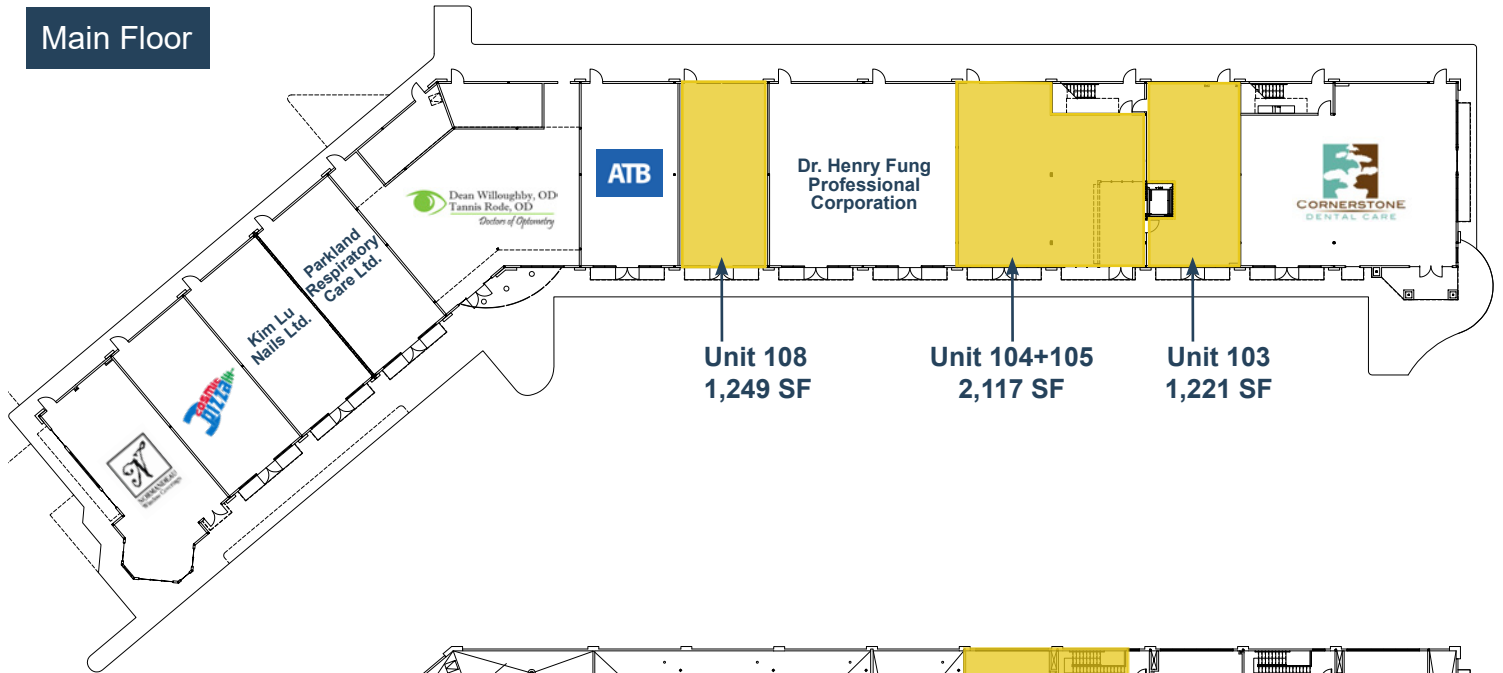
[www.BlackstoneCommercial.com](http://www.BlackstoneCommercial.com)

Unit 201A

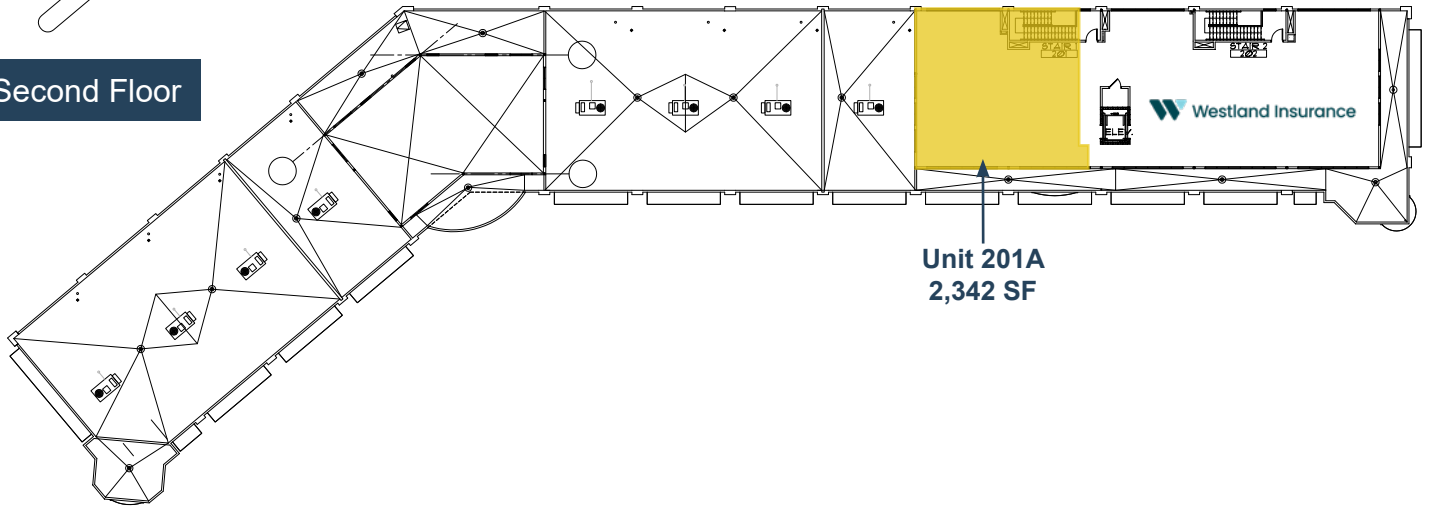


# Site Plans

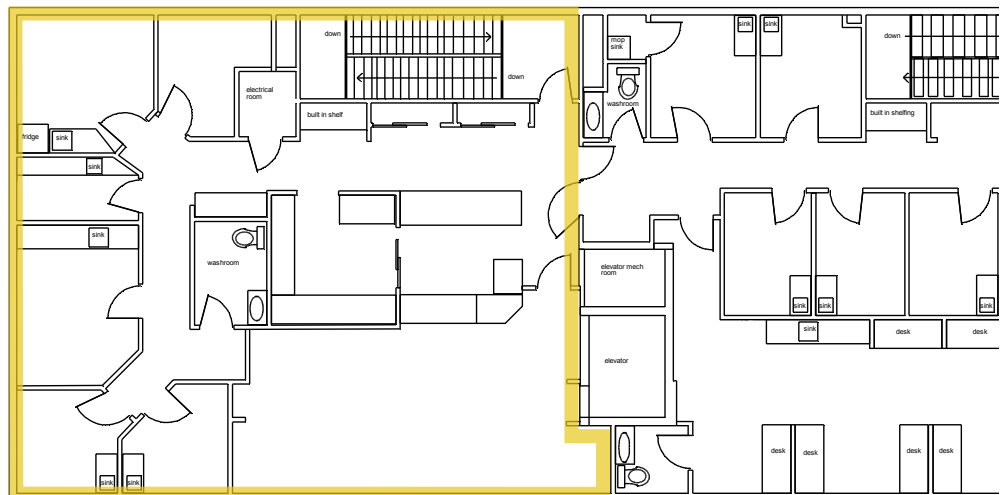
## Main Floor



## Second Floor



### Unit 201A | 2,342 SF



- 1 CAMBRIDGE HOTEL & CONFERENCE CENTRE
- 2 PETRO-CANADA
- 3 Boston Pizza
- 4 Cool Smiles Dentistry
- 5 FIRE & FLOWER
- 6 Esso



 [View in Google Maps](#)

# Thank you for your interest!

## For More Info.

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