



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

Piper Crossing Plaza

Property Details

Size Available: Unit 103 - 1,221 SF
Unit 108 - 1,249 SF
Unit 201A - 2,342 SF

Availability: Immediately

Net Rate: Contact Associate

Op Costs: \$14.74 PSF
(Tax, insurance, CAM and common area utilities)

Zoning: 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

VIDEO

For Lease

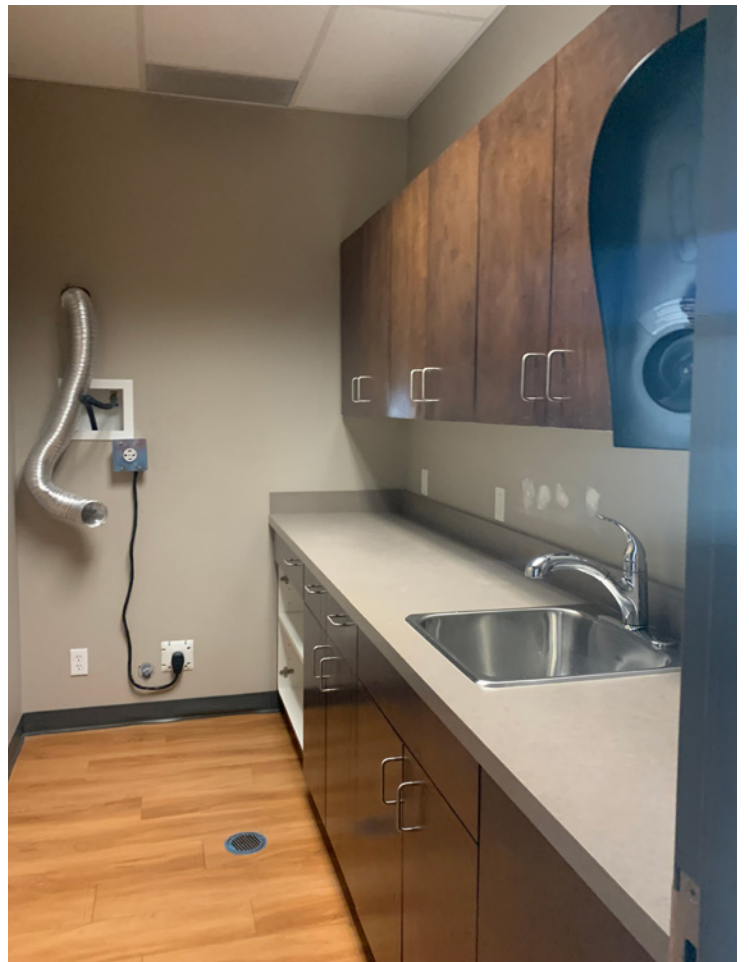
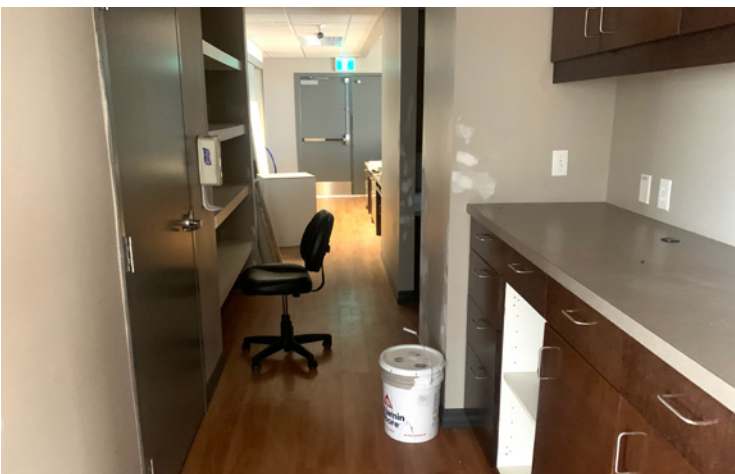
3215 49 Avenue | Red Deer, AB



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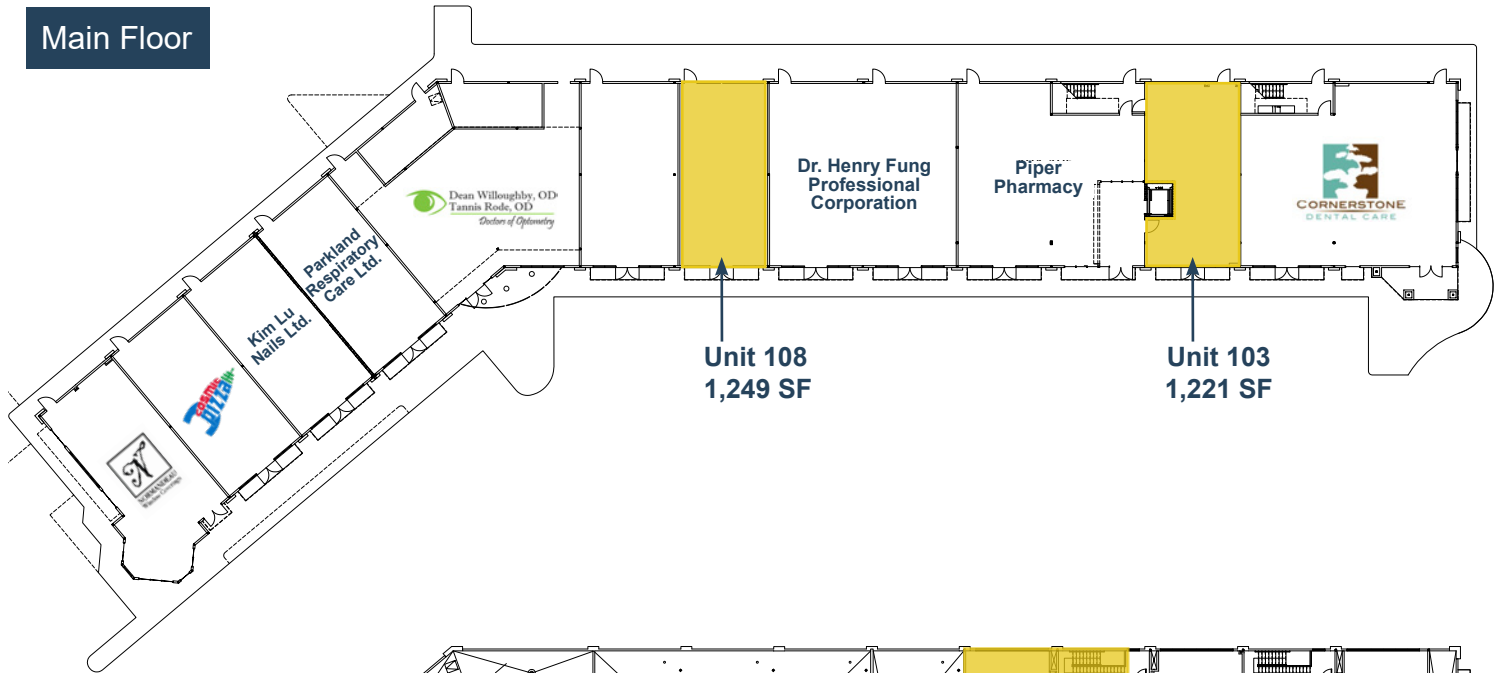
www.BlackstoneCommercial.com

Unit 201A

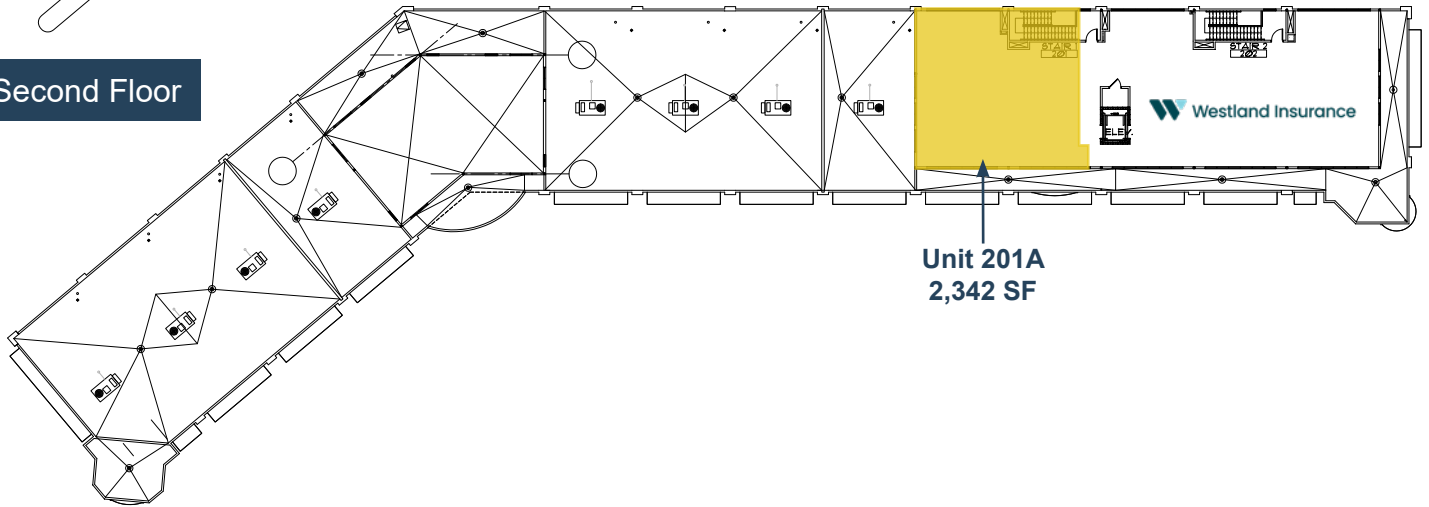


Site Plans

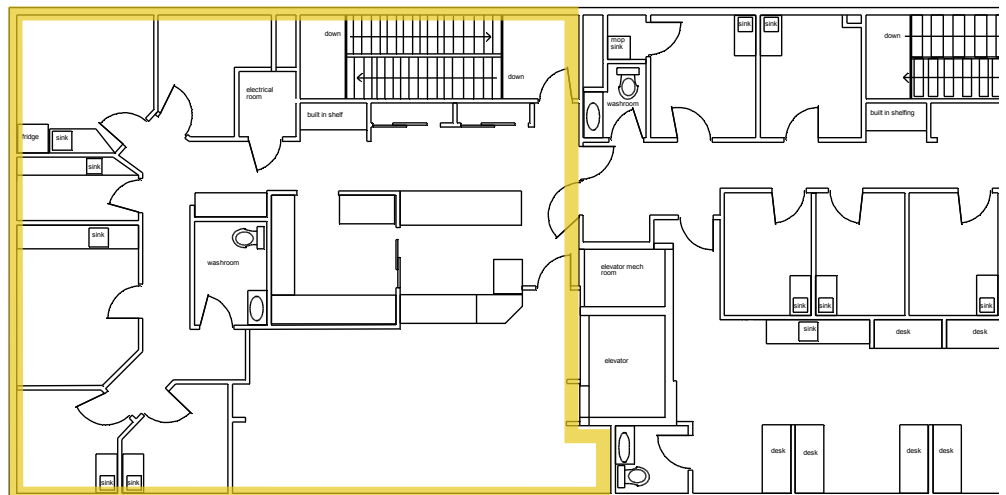
Main Floor



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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