

KDI

COMMERCIAL

REAL ESTATE SERVICES

For SubLease

Turnkey Retail/Medical
3,721 SF

#101, 5018 - 45th Street
Red Deer, AB



Suite 250, 4723 1st Street SW, Calgary, AB  kdicommercial.com

Daniel Goldstrom, Partner
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Steve Seiler, Senior Associate
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Photos



Property Highlights

Building Size: 13,437 SF

Site Size: 34,921 SF (0.80 Acres)

Downtown Red Deer

Well located on Gaetz Avenue with great exposure to high traffic counts

Ample surface parking

Top pylon signage position

Space Details

Office Area: 3,721 SF +/-

Lease Rate: Aggressive Market Rates

Operating Costs: \$10.28 SF (2021)

Zoning: C-1
(Commercial City Center District)

Lease Term: 5-10 yr

Occupancy: Immediate

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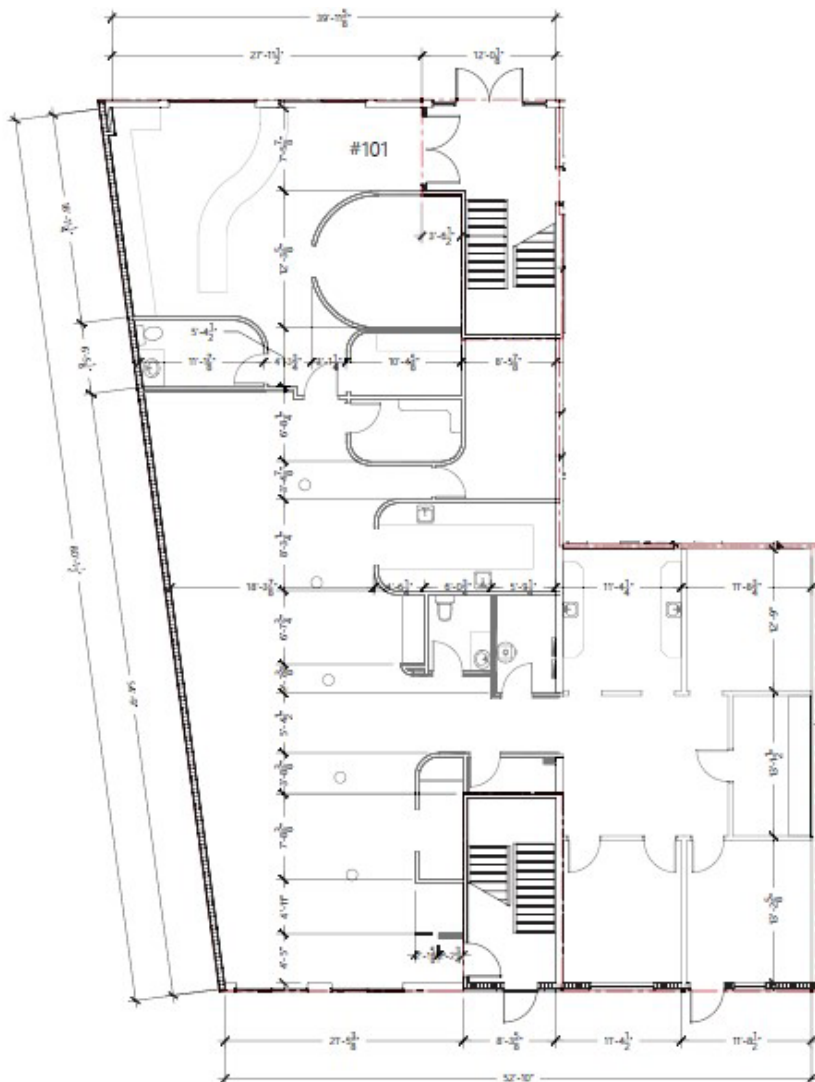
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Floor Plan



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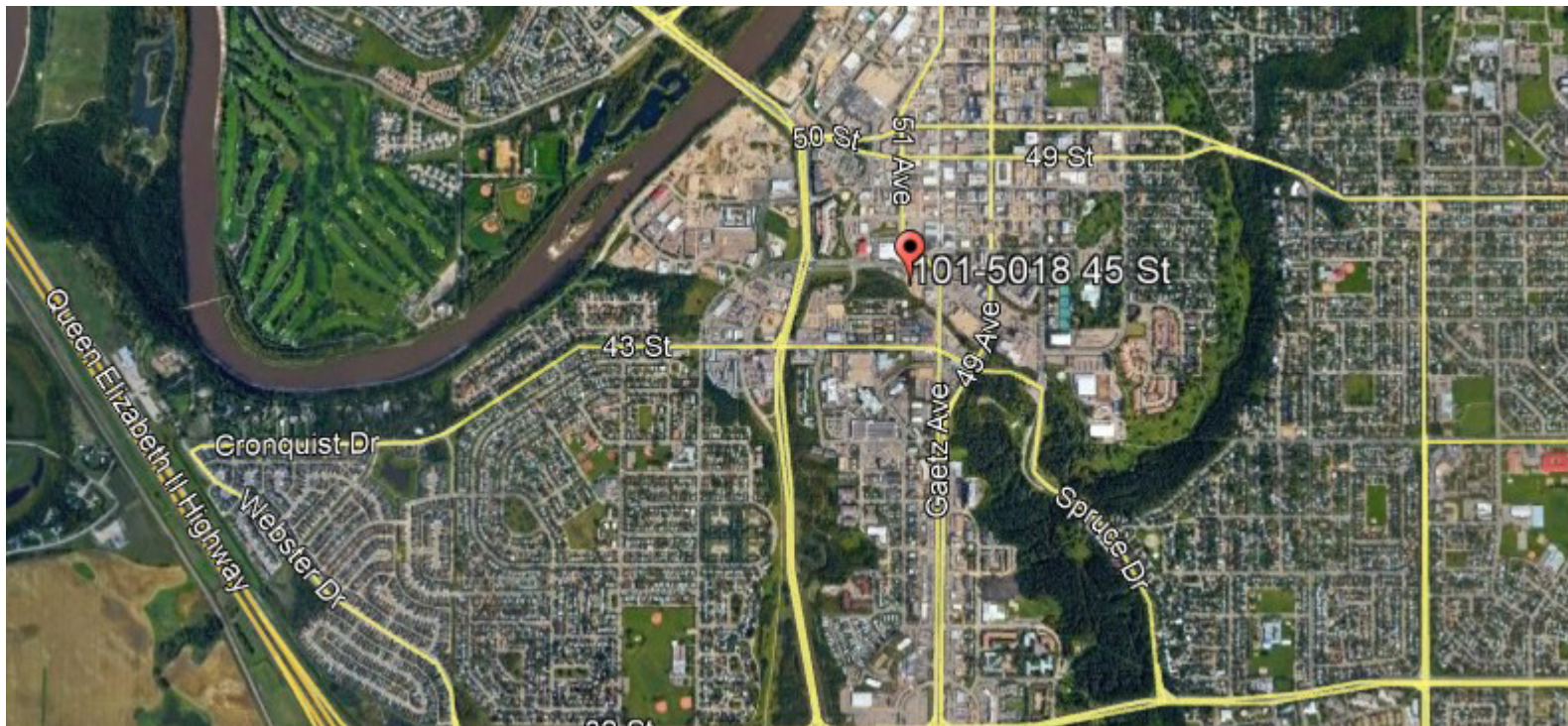
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