



RETAIL SPACE FOR LEASE

Roland Plaza

Gaetz Ave. and 48th Street, Red Deer

» Located in downtown on Gaetz Ave.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

CAPSTONE

MASTER-PLANNED RIVERSIDE COMMUNITY



- Up to 2 million sq. ft. of commercial and office development
- 2000 new condos and townhouses



DOWNTOWN

Downtown Red Deer is a unique mix of living, working and playing, and are guided by six themes: great streets, great places, great connections, vitality, authenticity and sustainability.

| | | | | | | |
|--------------------------------------|-------------|-----------------|-----------|----------|-------------------|----------------------|
| 75+ | 30+ | 5 | 15 | 8 | 11 | 2 |
| Retail businesses | Restaurants | Fitness Studios | Salons | Spas | Cafes | Major grocery Stores |
| P 1500+ Public parking stalls | | | | | 2 Parkades | |



PROPERTY INFORMATION

LOCATION: Intersection of Gaetz (50th) Avenue and 48th Street, Red Deer, AB

AVAILABLE FOR LEASE:

2,551 sq. ft. – 4808 50th Avenue

3,079 sq. ft. – 4806 50th Avenue

~~843 sq. ft. – 5004 48th Street~~ **LEASED**

~~1,083 sq. ft. – 4804 50th Avenue~~ **LEASED**

~~5,518 sq. ft. – 5008 48th Street~~ **LEASED**

~~1,625 sq. ft. – 5002 48th Street~~ **LEASED**

AVAILABILITY: Immediately

PARKING:

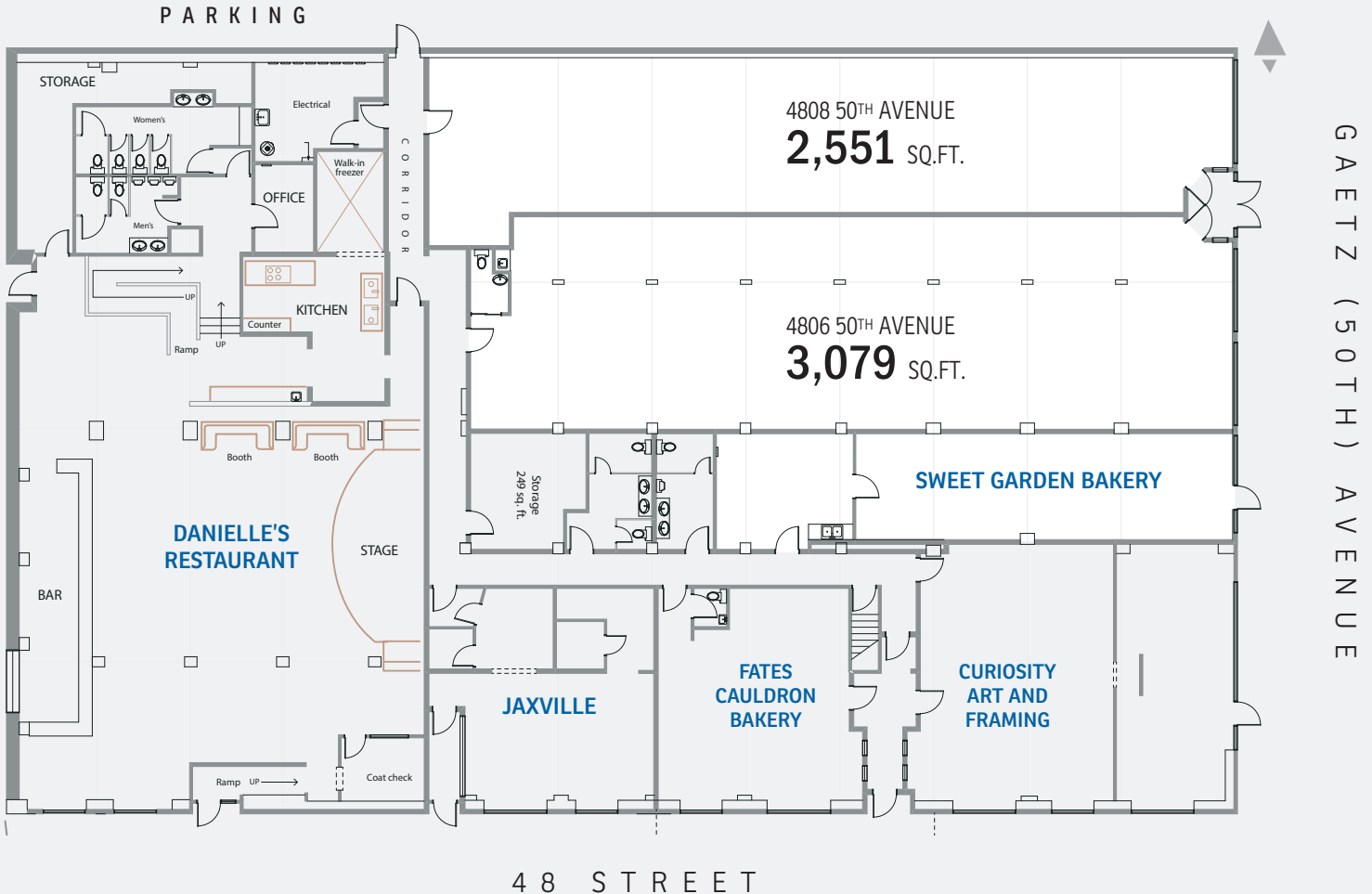
- » Surface stalls behind the property available for rent at market rate;
- » Abundant street parking

T.I.A.: Negotiable

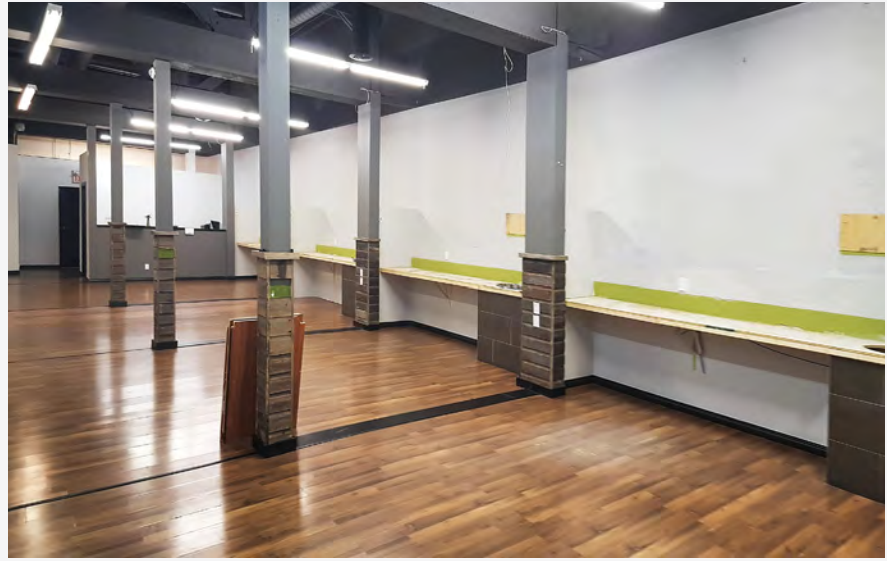
OP. COSTS AND TAXES:

\$7.60 per sq. ft. (est.). Gas and electricity separately metered.

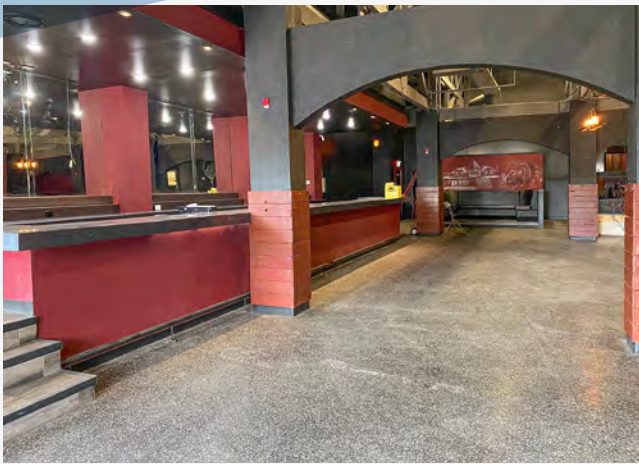
NET RENT: Aggressive lease rate



4808 50TH AVENUE
2,551 SQ.FT.



5008 48TH STREET
5,518 SQ.FT.



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LOCAL EXPERTISE MATTERS