

For Lease



HIGH-EXPOSURE RETAIL OPPORTUNITY

3119 49 AVENUE
RED DEER, ALBERTA

BUILDING DETAILS



Zoning

C-4 Commercial



Parking

Ample



Power

100 amps



District

Commercial

DEMOGRAPHICS

Courtesy of the City of Red Deer



Population

112,500



Median Age

40



Traffic Count

33,413 on Gaetz
& 50th Avenue



Household Income (Family)

\$93,098

HIGHLIGHTS

- Functional layout featuring two open rooms, a washroom, and a utility room with washer and dryer already in place
- Prominent corner location with excellent exposure and signage opportunities
- Join established tenants including Liquor Depot and Dino's Pizza & Pasta
- Convenient access to major roads and highways
- Strong exposure to passing vehicle traffic
- Surrounded by established residential neighbourhoods, providing a strong local customer base

PROPERTY DESCRIPTION

Rate:	Market
Op Costs:	\$15.17 psf (est.)
Size:	Unit 140B: 1,710 sq. ft.
Available:	Immediately
Term:	3 - 5 years +

HEAD OFFICE
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Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

UNIT 140B

3119 49 Avenue, Red Deer, Alberta



Unit 140B: Functional layout featuring two open rooms, a washroom, and a utility room with washer and dryer already in place



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LOCATION

3119 49 Avenue, Red Deer, Alberta



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