



5239 53 Avenue, Red Deer, Alberta

Retail Space For Lease

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Colliers

Accelerating success.

Property Overview

Civic Address	5239 53 Avenue
Total Area	Unit 1: ±12,512 SF Unit 3: ±5,500 SF
HVAC	Rooftop Units
Zoning	DC (28)
Parking	100 stalls
Power	400A 600V (TBV)
Loading	1 (12' x 16') Drive-In with interior dock
Ceiling Height	19' up to 26' Clear
Lease Rate	Market
Operating Costs	\$5.80 PSF (est. 2023)
Available	Immediately



Highlights

- 100 dedicated paved parking stalls
- Fully sprinklered
- Dock loading with receiving area
- 19' clear to 26' clear to roof deck
- Excellent signage opportunities



Architectural floor plan of a building with five new units (A-E) highlighted in blue. The plan includes various rooms, corridors, and structural details. A blue box in the top right corner contains the text "Unit 1 (Available)" and "Unit 3 (Available)".

Unit 1 (Available)

Unit 3 (Available)

EXISTING A & B SOUND
AREA = 17,638 SQ. FT.
NOT IN CONTRACT

NEW CRU. B
AREA = 11,191 SQ. FT.

NEW CRU. C
AREA = 11,535 SQ. FT.

NEW CRU. D
AREA = 11,618 SQ. FT.

NEW CRU. E
AREA = 11,555 SQ. FT.

NEW CRU. F
AREA = 11,555 SQ. FT.

NEW CRU. G
AREA = 11,555 SQ. FT.

NEW CRU. H
AREA = 11,555 SQ. FT.

NEW CRU. I
AREA = 11,555 SQ. FT.

NEW CRU. J
AREA = 11,555 SQ. FT.

NEW CRU. K
AREA = 11,555 SQ. FT.

NEW CRU. L
AREA = 11,555 SQ. FT.

NEW CRU. M
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NEW CRU. Z
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NEW CRU. AA
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AREA = 11,555 SQ. FT.

NEW CRU. DV
AREA = 11,555 SQ. FT.

NEW CRU. DW
AREA = 11,555 SQ. FT.

NEW CRU. DX
AREA = 11,555 SQ. FT.

NEW CRU. DY
AREA = 11,555 SQ. FT.

NEW CRU. DZ
AREA = 11,555 SQ. FT.

NEW CRU. EA
AREA = 11,555 SQ

Unit 3 (Available)

Exterior Photos





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