

FOR LEASE

3939 50A Avenue, Red Deer, Alberta



SALOMONS COMMERCIAL



PROPERTY DETAILS



LOCATION:

Hospital Hill



LEASE SPACE:

818 - 4,289 SF



ZONING:

R3 - Exception for
Medical offices or related
commercial services



NNN:

2024 - \$13.36/sq.ft.



LEGAL DESCRIPTION:

Plan 3999 R.S. Block J,
Lots 1

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#103, 4315 - 55 Avenue

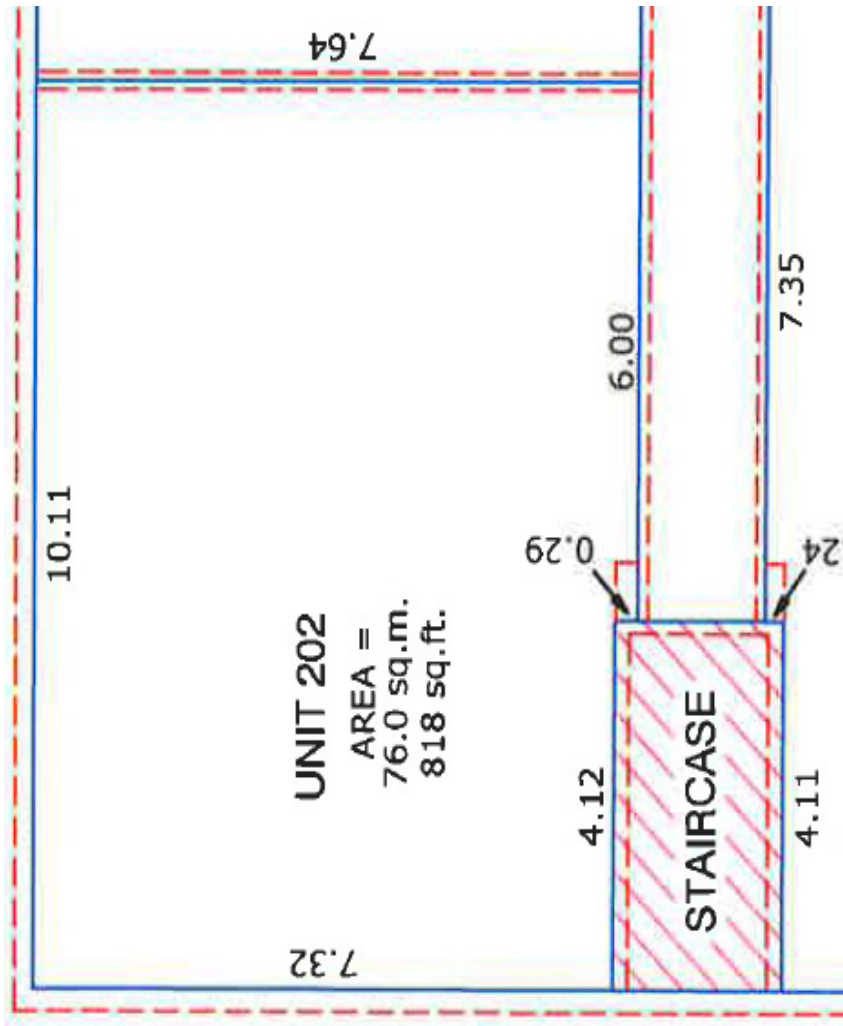
Red Deer | AB | T4N 4N7

P: (403) 343 - 3023

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2nd Floor - 202

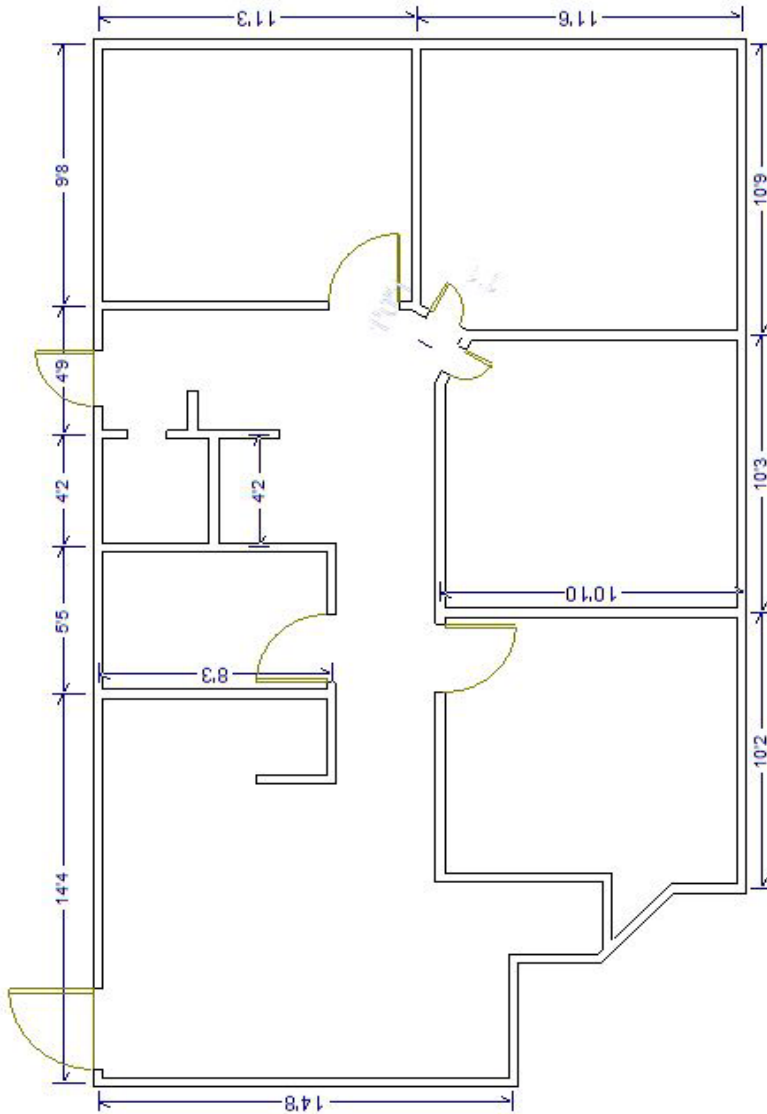


Unit Size:	818 sf
Available:	Immediately
Monthly Rent	\$1,660.54

- Former dentist office
- Large open work area
- 1 office
- Storage room
- Private balcony
- Reception + Private washroom

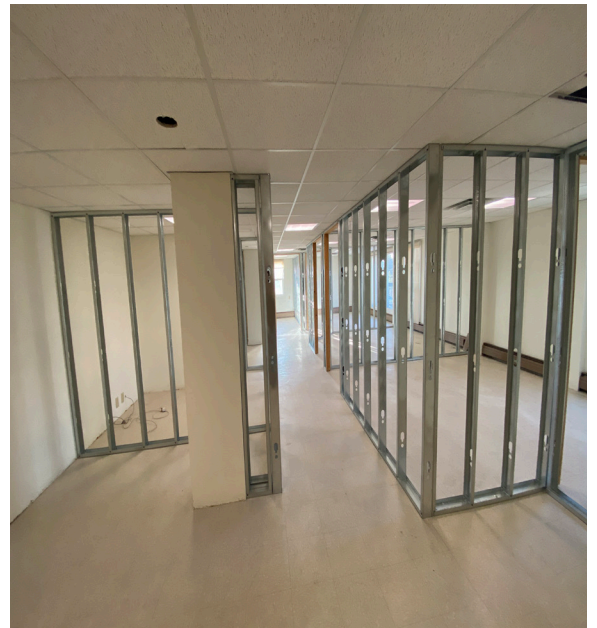


2nd Floor - 203

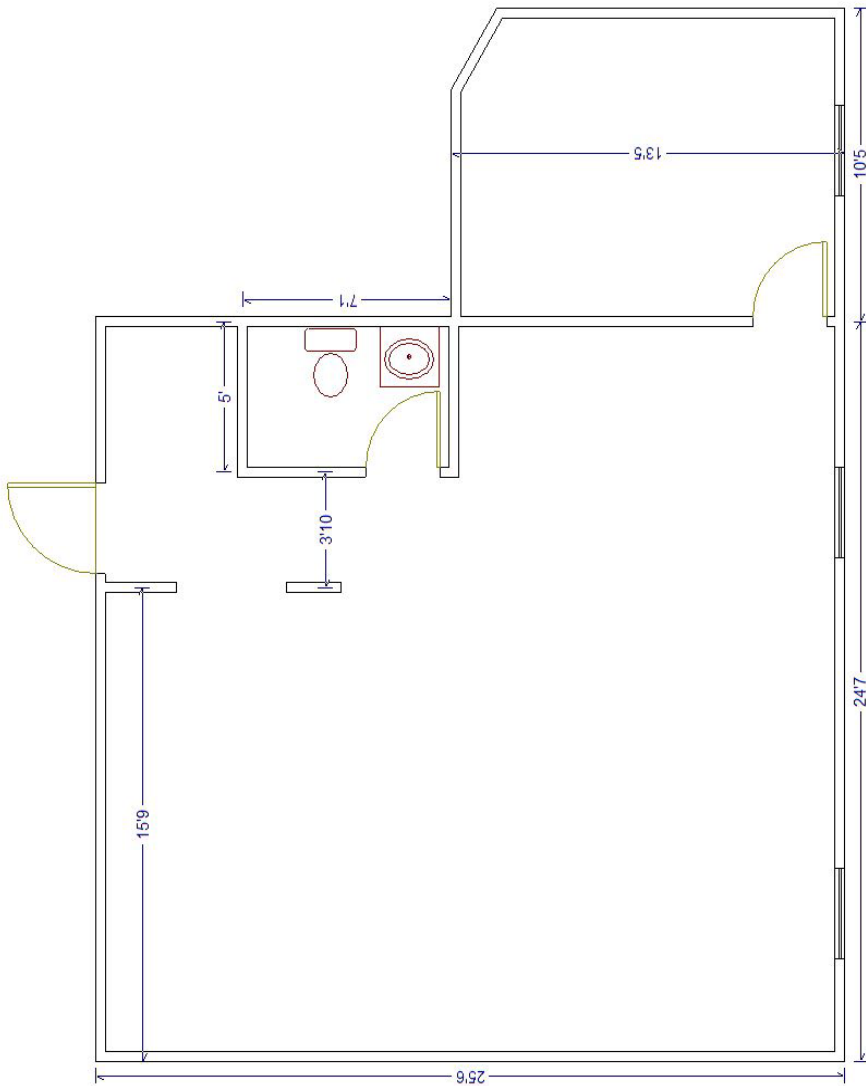


Unit Size:	1,022 sf
Available:	Immediately
Monthly Rent	\$2,074.66

- Good size unit on the 2nd floor
- Very bright throughout
- Ready for your improvements!
- Floorplan can easily be adjusted to suit your requirements



3rd Floor - 303

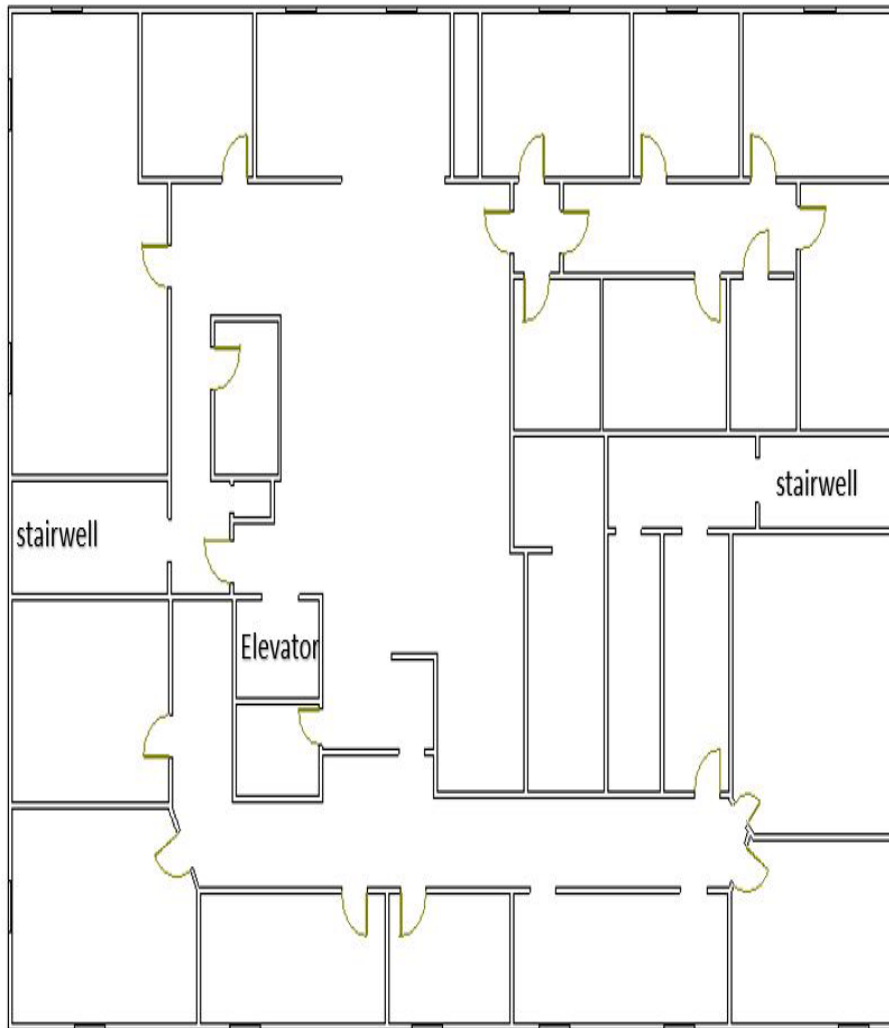


Unit Size:	769 sf
Available:	Immediately
Monthly Rent	\$1,561.07

- Quality office space on the 3rd Floor
- Mainly open floorplan
- Large office
- Washroom
- A/C + Balcony



4th Floor



Unit Size:	4,289 sf
Available:	Immediately
Monthly Rent	Market

- Quality office space on the 4th Floor
- Direct Elevator Access to Reception
- Multiple Offices
- Red Deer Skyline Views
- Kitchen | Storage | A/C



LOCATION



PROPERTY HIGHLIGHTS

- » \$3,000,000 in Building Upgrades over past 4 years
- » Perfectly situated beside the Red Deer Regional Hospital
- » After hours Intercom system
- » New security cameras and on site commisionaire
- » Brand new wider elevator
- » Additional storage lockers available
- » Multiple units with own balcony and A/C
- » Ample parking available for staff and clients