

FOR LEASE

430, 3020 22ND STREET
RED DEER, AB





About the Property

This 2,041 SF retail unit is available for lease in East Hill Shopping Centre, a high-traffic commercial hub in Red Deer. Positioned at the corner of 30th Avenue and 22nd Street, the site offers multiple access points and strong visibility, supported by a diverse tenant mix including Save-On-Foods, Tim Hortons, McDonald's, Subway, State & Main, and East Hill Walk-In Clinic.

The unit features a professionally finished interior with a welcoming reception and waiting area, multiple patient rooms or private offices, a dedicated staff lunchroom, and washrooms. Interior improvements include modern finishes, dark wood cabinetry, and decorative feature walls, well-suited for medical, wellness, or professional service uses.

Zoned C2, the property allows for a wide range of commercial applications. Pylon signage is available at an additional cost, offering further branding opportunity. Immediate possession available, ideal for tenants seeking a turnkey space in a busy retail environment with steady consumer draw.

LEGAL DESCRIPTION

Plan 0124299, Block 8, Lot 1

UNIT SIZE

2,041 SF

LOCATION

East Hill Shopping Centre

ZONING

C2 - District Centre Commercial Zone

LEASE RATE

\$34.00 PSF

ADDITIONAL RENT

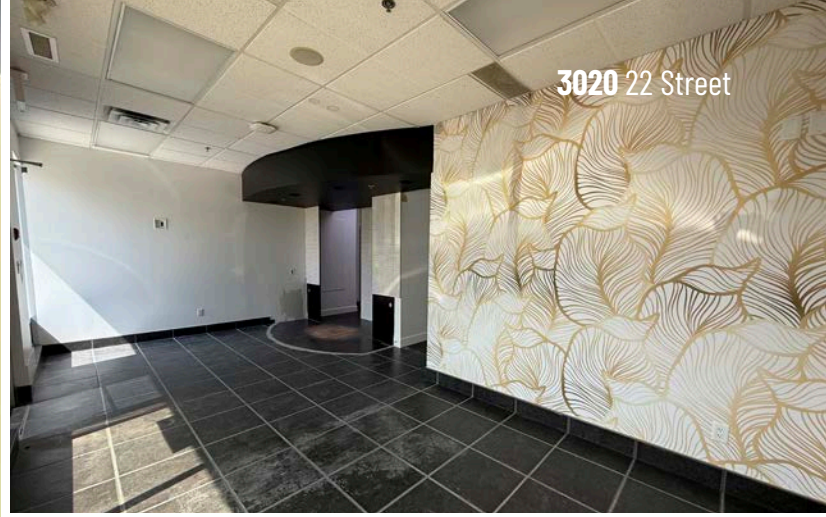
\$15.19 PSF + Management Fees

MONTHLY RENT

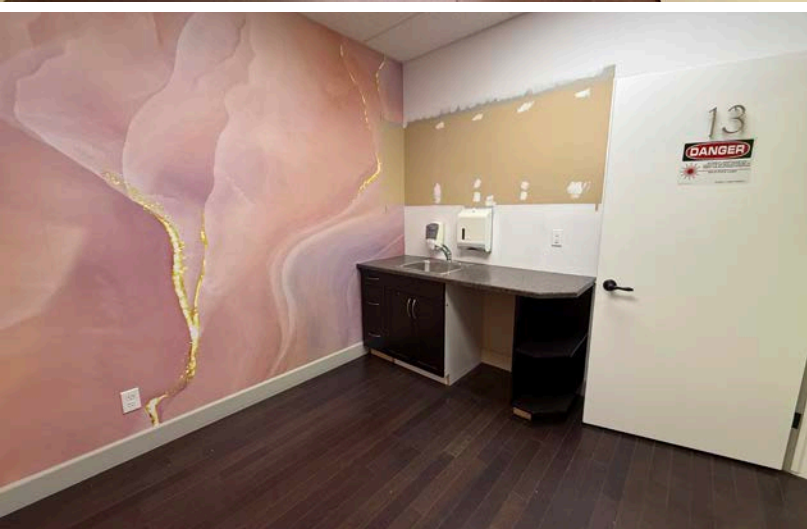
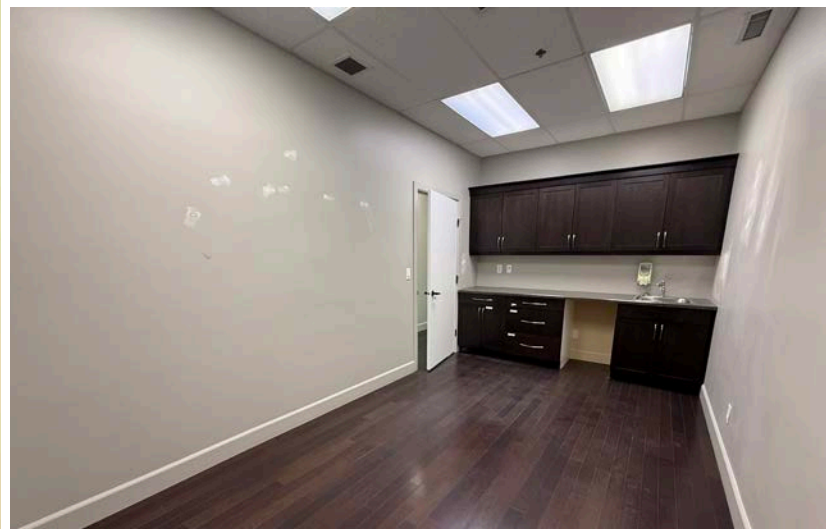
\$8,366.40 +GST

POSSESSION

Immediate



3020 22 Street





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