

South Gaetz Medical Centre

Three Story – Professional Building 4132 – 50th Ave Red Deer, AB



PRIME LEASE OPPORTUNITY

Davin Kemshead – Larry Kemshead – Mike Williamson – Joe Perry

403-346-6655

advantagecommercial.ca



South Gaetz Medical Centre

Three Story – Professional Building

4132 – 50th Ave Red Deer, AB

South
Gaetz
Medical

Red Deer
Regional
Hospital

*Tim
Hortons*



Prime
Location

JULY 2018
Estimated Completion

Directly East of Hospital
Gaetz (50th) Ave
Downtown Red Deer



South Gaetz Medical Centre

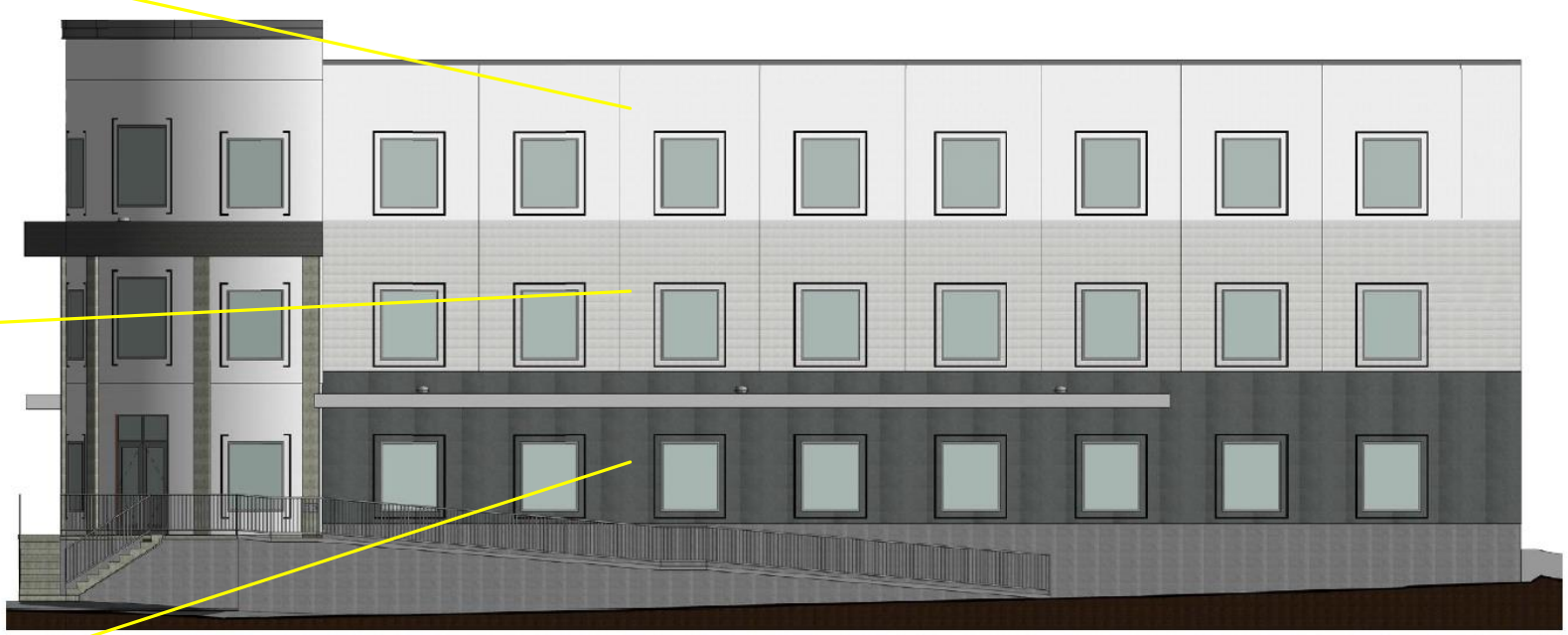
Three Story – Professional Building

4132 – 50th Ave Red Deer, AB

Floor 3
LEASED

Floor 2
7793 sq.ft.
AVAILABLE

Floor 1
7793 sq.ft.
AVAILABLE



Property
Information

3 Story Professional Building
23,379 sq.ft. Leasable Space
Underground Parkade

Directly East of Hospital
Gaetz (50th) Ave
Downtown Red Deer



South Gaetz Medical Centre

4132 – 50th Ave Red Deer, AB

Advantage Commercial is proud to present this **Class “A” Medical / Professional Centre** to the Red Deer, Alberta market.

This is a prime opportunity to lease professional commercial space in very close proximity to the Red Deer Regional Hospital.

Close proximity to the **Red Deer Regional Hospital, City Hall, Downtown Core and Major Arterial Roads** makes this a desirable choice for all Professionals.

This development will be close to **Public Transportation** as well as feature excellent **On-Site Parking** options

Please contact us for more information.

Municipal Address:	4132 50 Avenue Red Deer, Alberta
Legal Description:	Lot 3, Block N, Plan 892-1165
Zoning:	C4
Main Floor:	7,793 sq. ft.
Second Floor:	7,793 sq. ft.
Third Floor:	LEASED

Starting at **\$24/sq. ft. + Additional Rent**
Available: July 1, 2018

Heated Underground Parking with 22 Standard Stalls and 2 Handicap Stalls

Surface Parking with 14 Stalls

Tenant Improvements Negotiable

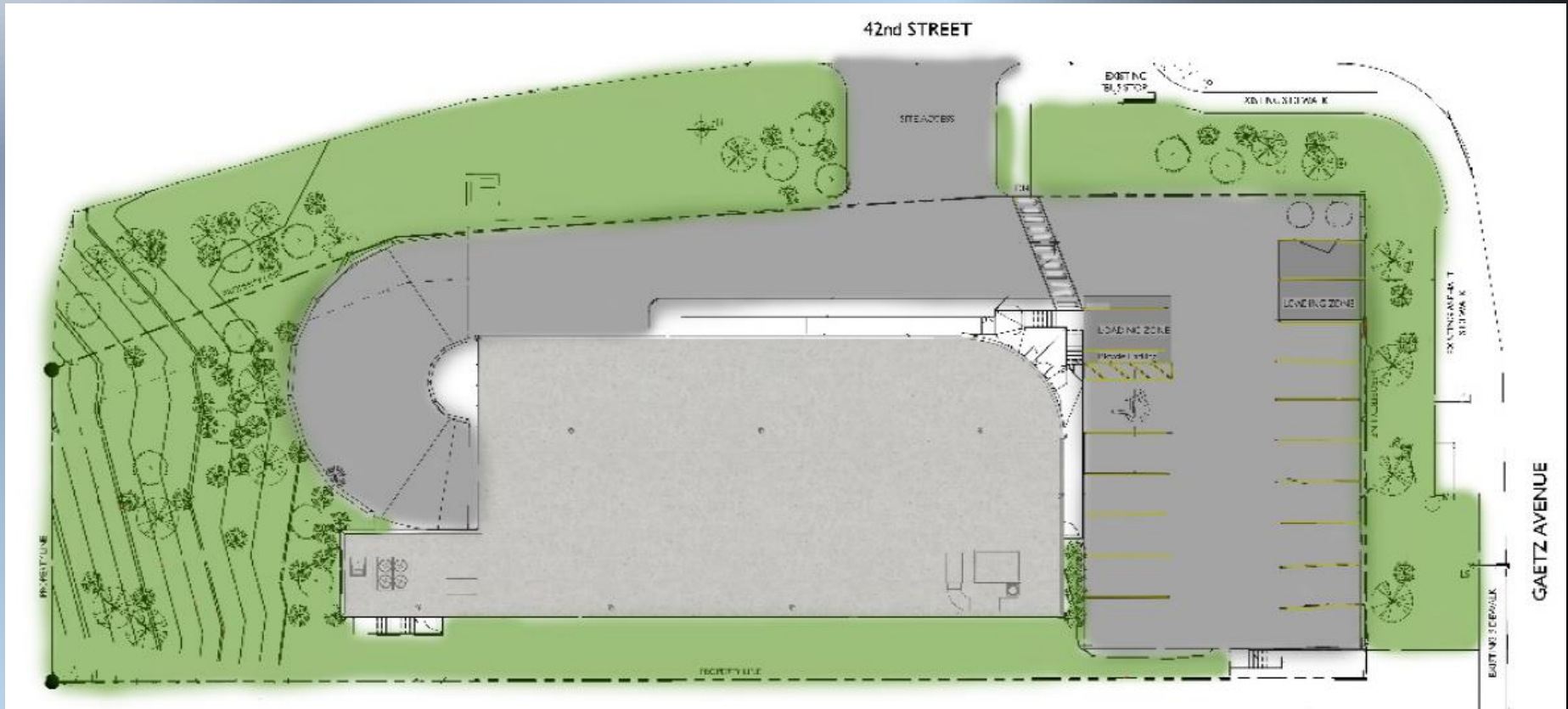
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