

**430, 3020 22 Street
Red Deer, Alberta**

MLS # A2252375



\$34 per sq.ft.

Division: Aspen Ridge

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,041 sq.ft.

Zoning: C-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 7.41 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

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. Additional Rent is \$15.19 PSF + Mgmt Fees.