

**11, 6791 50 Avenue  
Red Deer, Alberta**

**MLS # A2272590**



**\$18 per sq.ft.**

**Division:** Pines

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,400 sq.ft.

**Zoning:** C-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This 1,400 SF unit, located in busy Pines Plaza, is currently being used as a Chiropractic office. The space features an open reception area with a built-in desk, two private offices, six treatment rooms, a storage closet, and one washroom. The reception area has large windows that bring in plenty of natural light. Common paved parking is available in the front of the unit. This location offers high visibility from Gaetz Avenue, with thousands of cars passing by daily. The property is professionally managed by Sunreal Property Management. Additional Rent is estimated at \$9.54 per square foot for the 2025 budget year.