

**202 & 203, 6702 Golden West Avenue
Red Deer, Alberta**

MLS # A2272765



\$35 per sq.ft.

Division: Golden West

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,305 sq.ft.

Zoning: C-4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 8.18 Acres

Sewer: -

Lot Feat: -

Inclusions: See remarks

Exceptional opportunity to lease a fully equipped medical suite in Golden West Plaza, located at the prominent corner of 67th Street and Johnstone Drive. This modern, well-maintained space offers immediate possession and comes complete with a full array of dental and medical furnishings, ideal for a practitioner seeking a seamless move-in experience. The unit features five patient rooms, each designed with passthrough cutouts for integrated equipment use, a dedicated X-ray room, and two private offices. A central sterilization corridor is outfitted with dental tools and ample storage. The reception area includes a functional front desk, a welcoming waiting area, and a children's corner with interactive light-up flooring and a TV. Additional amenities include public and private washrooms, a fully outfitted staff lunchroom with stove, fridge, washer, and dryer. The office space incorporates modern design elements, including glass doors and quality finishes throughout. Located in a busy commercial hub with strong co-tenancy, including McDonald's, Subway, Tommy Guns, Esso, State & Main, Jiffy Lube, and Ricky's. This is a rare turn-key opportunity for dental or medical professionals in a high-exposure, service-oriented plaza. Additional rent is \$18.00 PSF, (doesn't include utilities)