

**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)