

**4412 50 Avenue  
Red Deer, Alberta****MLS # A2087016****\$6 per sq.ft.****Division:** Downtown Red Deer**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 5,490 sq.ft.**Zoning:** C1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Located downtown across from FreshCo and Scotiabank, this 5,490 SF unit features a wide-open retail area with large windows, one office, two washrooms, and a storage area, as well as a spacious warehouse with one overhead door. There is a fenced area in the rear for outdoor storage. Designated parking is available on-site for staff and customers. Additional Rent is \$6.00 per square foot for the 2023 budget year. This location offers high visibility from Gaetz (50th) Avenue, where thousands of cars pass by daily. This introductory lease rate is for the first year of a long-term lease for a qualified Tenant.