

\$ - 4303 50 Avenue, Red Deer

MLS® #A2151863

\$

0 Bedroom, 0.00 Bathroom, 28,000 sqft
Office on 1 Acres

Downtown Red Deer, Red Deer, Alberta

NEW-TO-MARKET in 2025! C21 is proud to present this excellent leasing opportunity for businesses seeking high-quality medical and office spaces. Starting at \$30/PSF, This well-positioned medical office plaza, consists of up to 28,000 sq ft on three levels. Main-floor of 7,089 SQ FT, Second-floor of 11,489 SQ ft, and third-floor of 10,450 SQ FT of leasable space. Elevator serviced, this High-end medical plaza will Cater to Doctors, Specialists, Dental, URGENT CARE FACILITY SPECIALISTS, X-Ray and Imaging centres and more! One of the most Exceptional locations available in Red Deer! Located across from Red Deer Regional Hospital, with multiple access points from Gaetz ave/ 43rd street. The 0.66 acre property boasts 50+ customer parking stalls, (2 for every 1000 sq ft) loading/ unloading, and shipping/ receiving. Attractive lease rates, with generous Tenant Improvement Allowances, makes this move, your best move. C1 Zoned to accommodate your medical services business needs, catering to the growing demand of the newly awarded \$1.8 BILLION DOLLAR Hospital expansion in Red Deer, over the next several years. (id:6289)

Built in 2025

Essential Information

Listing #	A2151863
Bathrooms	0.00



Square Footage	28,000
Acres	0.65
Year Built	2025
Type	Office
Sub-Type	Offices

Community Information

Address	4303 50 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
Province	Alberta
Postal Code	T4N3Z5

Amenities

Features	See remarks, Other, Paved lane
Parking Spaces	50

Interior

Heating	Natural gas
Cooling	Central air conditioning

Exterior

Foundation	Slab
------------	------

Listing Details

Listing Office	Century 21 Advantage
----------------	----------------------

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association.