

# \$30 - 4303 50 Avenue, Red Deer

MLS® #A2151863

## \$30

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.65 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.

Built in 2025

## Essential Information

MLS® #	A2151863
Price	\$30



Bathrooms	0.00
Acres	0.65
Year Built	2025
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	4303 50 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3Z5

### **Amenities**

Parking Spaces	50
----------------	----

### **Interior**

Heating	Natural Gas
Cooling	Central Air

### **Exterior**

Lot Description	City Lot, Cleared, Corner Lot, Near Shopping Center, Near Public Transit, Other, See Remarks
Roof	Metal
Foundation	Slab

### **Additional Information**

Date Listed	July 23rd, 2024
Days on Market	252
Zoning	C1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.