

FOR SALE/LEASE

4705 48 AVENUE
RED DEER, AB



SALOMONS
COMMERCIAL

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#103, 4315 - 55 Avenue
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About the Property

Now available for sale or lease, this centrally located, newly renovated medical/professional building offers flexible space options for healthcare, wellness, and professional services. Units range from 629 SF to 2,139 SF, with opportunities for build-to-suit or turn-key setups. Recent upgrades include modern common areas and new windows, creating a clean, efficient environment. The building is fully wheelchair accessible, with onsite parking and access to public transit.

Current tenants include Ebenezer Medical Clinic, SnapRx Pharmacy, Comfort Keepers, Red Deer Dermatology, and psychologist Vivian Boyechnko—creating a collaborative professional hub.

Second-floor Unit 208 (1,056 SF) is available for immediate possession, featuring a reception area, private washroom, and ample natural light. The lower level includes five customizable units with potential to combine for larger configurations and interior development flexibility.

Whether you're looking to invest or lease, this property offers a strategic location and a professional setting designed for long-term success.

LEGAL DESCRIPTION

Plan 8222033, Block 40, Lot 18

UNIT SIZES

Starting at 629 SF

BUILDING SIZE

23,096 SF

LOCATION

Downtown

ZONING

C1 - City Centre Commercial

LEASE RATE

Starting at \$19.00 PSF

ADDITIONAL RENT

\$11.27 PSF

PROPERTY TAXES

\$25,666 (2025)

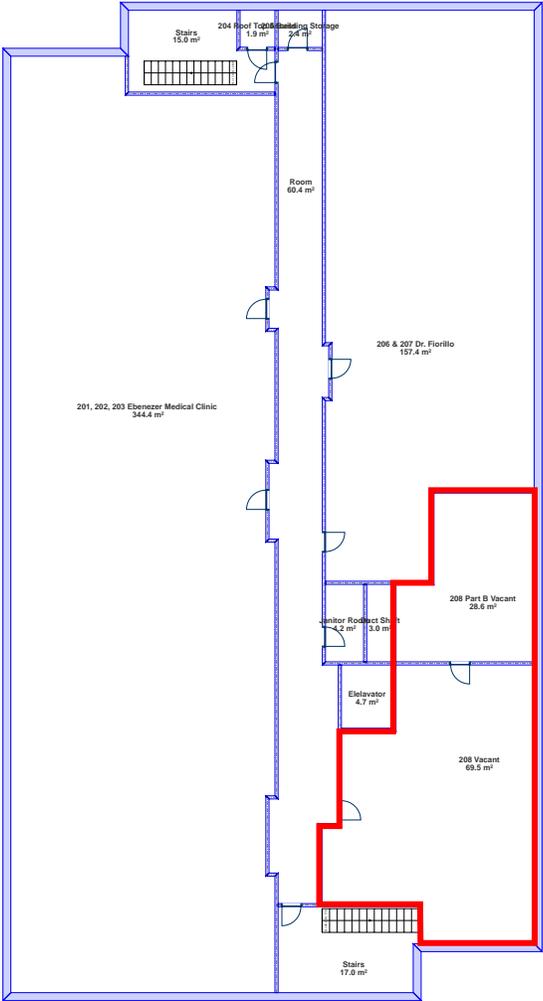
SALE PRICE

\$3,200,000

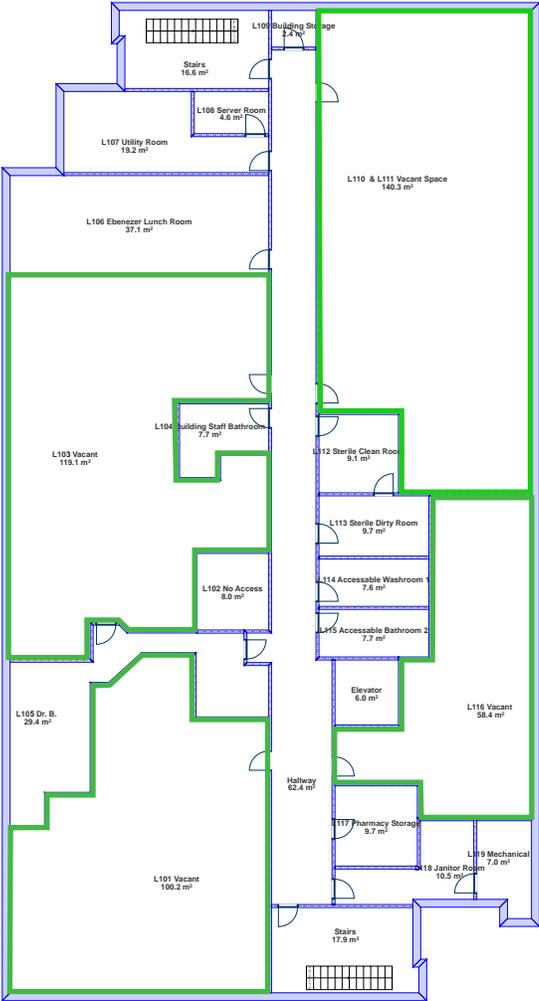
POSSESSION

Immediate

Second Floor

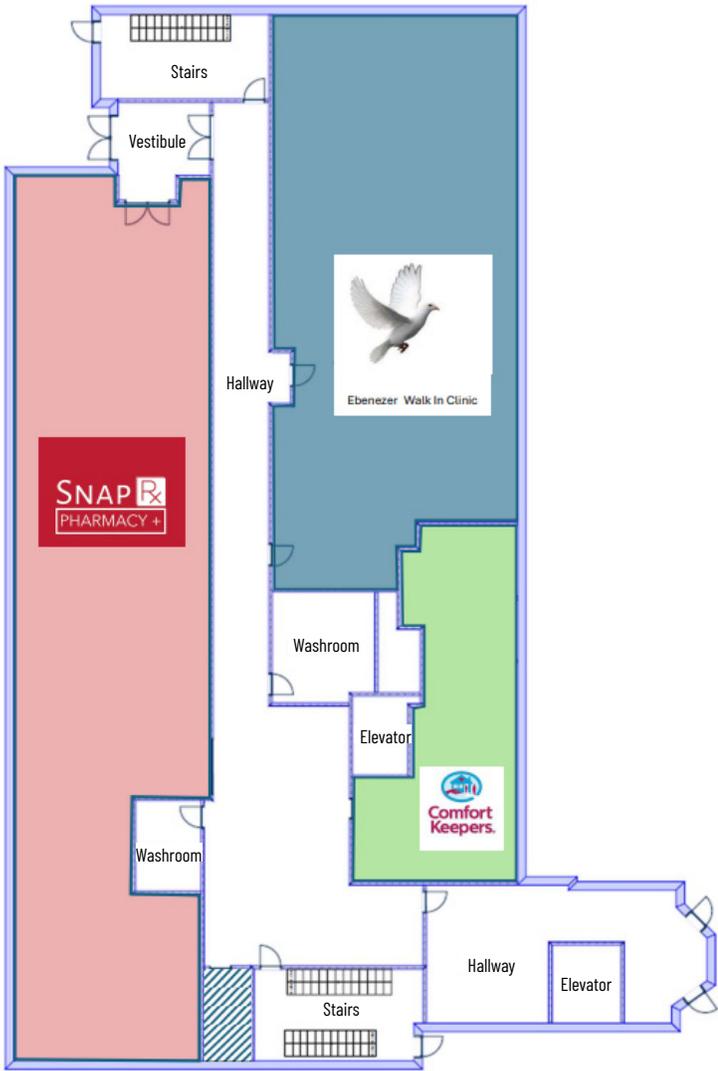


Lower Level



Unit #	Size (SF)	Lease Rate (PSF)	Additional Rent (PSF)	Monthly Rent	Availability	Notes
Second Floor						
208	1,056	\$22.00	\$11.27	\$2,927.76	Immediate	-
Main Floor - Fully Leased						
Lower Level						
L101	1,076	Negotiable	\$11.27	-	Immediate	• Ready for interior development
L110 & L111	1,510	Negotiable	\$11.27	-	Immediate	• Ready for interior development

Main Floor



Unit #	Size (SF)	Lease Rate (PSF)	Additional Rent (PSF)	Monthly Rent	Availability	Notes
Second Floor						
208	1,056	\$22.00	\$11.27	\$2,927.76	Immediate	-
Main Floor - Fully Leased						
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L101	1,076	Negotiable	\$11.27	-	Immediate	• Ready for interior development
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Unit L103



4705 48 Avenue



Unit 208





Central Alberta's Ambassador for Commercial Real Estate



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