

# FOR SUBLEASE

**#147, 2004 50 AVENUE  
RED DEER, AB**



## About the Property

Discover the perfect retail opportunity in a bustling shopping centre featuring major tenants like Walmart, Home Depot, London Drugs, Crumbl Cookies, AMA, East Side Mario's, and Montana's BBQ & Bar.

This 12,791 sq. ft. end cap unit offers a wide-open retail area with well-finished changing rooms, a breakroom, two private offices, a storage area, a janitor room, a mechanical room, one public washroom, and two staff washrooms. The space is well-lit, enhancing the shopping experience. With a ceiling height of 18.6 ft and a beam height of 16.9 ft, this unit provides ample vertical space for display and storage.

The retail area measures 97' deep by 104' wide, providing a spacious layout ideal for a variety of retail uses. Customers will benefit from common parking and multiple access points, ensuring convenience and high visibility. The location offers quick access to major arterial roads including 19th Street, Taylor Drive, and Gaetz Ave, facilitating easy travel for both customers and deliveries.

Pylon signage is available at an additional cost, offering additional visibility. This high-traffic location is ideal for businesses looking to establish or expand their presence in a thriving retail environment.

### LEGAL DESCRIPTION

Plan 0023042, Block 1, Lot 4

### UNIT SIZE

12,791 SF

### LOCATION

Southpointe Common

### ZONING

C4 - Major Arterial Commercial District

### HEAD LEASE EXPIRY

September 30, 2027

### LEASE RATE

\$22.50 PSF

### ADDITIONAL RENT

\$13.00 PSF (utilities are separately metered)

### MONTHLY RENT

\$37,840 + GST

### PYLON RENT

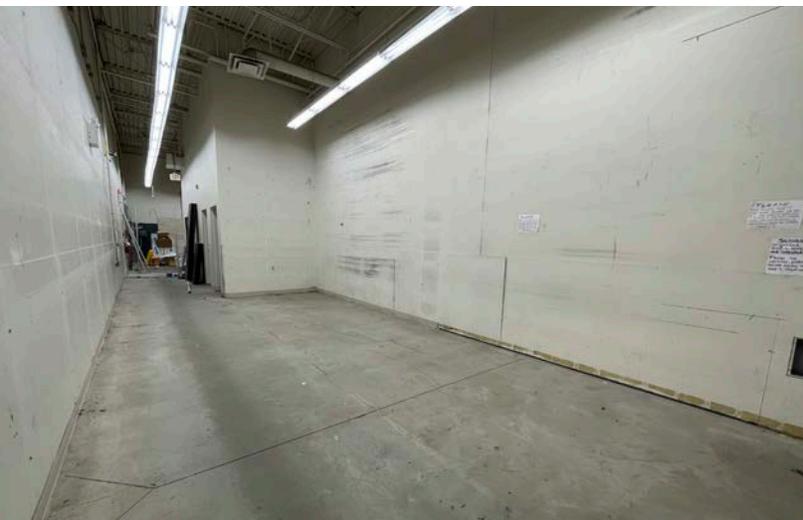
\$350/month

### POSSESSION

Immediate



2004 50 Avenue



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