

FOR LEASE

3939 50a Avenue, Red Deer, AB





3939 50A Avenue

About the Property

Strategically located directly across from the Red Deer Regional Hospital, 3939 50A Avenue is a highly visible, mixed-use building ideally suited for medical and professional users. The property features a strong tenant mix of established healthcare and professional services, creating an excellent ecosystem for synergistic referrals and foot traffic.

This mixed use building offers commercial units on the lower levels and residential units above, making it a rare and convenient opportunity for practitioners or businesses seeking a central and connected location.

This is a rare opportunity to secure office space in one of Red Deer's most desirable and high-traffic medical corridors. Whether you're a medical professional, clinic operator, or professional service provider, 3939 50A Avenue offers functionality, exposure, and a premium tenant environment.

LEGAL DESCRIPTION

Plan: 3999RS Block: J Lot: 1

UNIT SIZES

Starting at 450 SF

LOCATION

Hospital Hill

ZONING

R-H - Discretionary exception for Health & Medical or related commercial services

PARKING

\$60.00/month/stall (subject to availability)

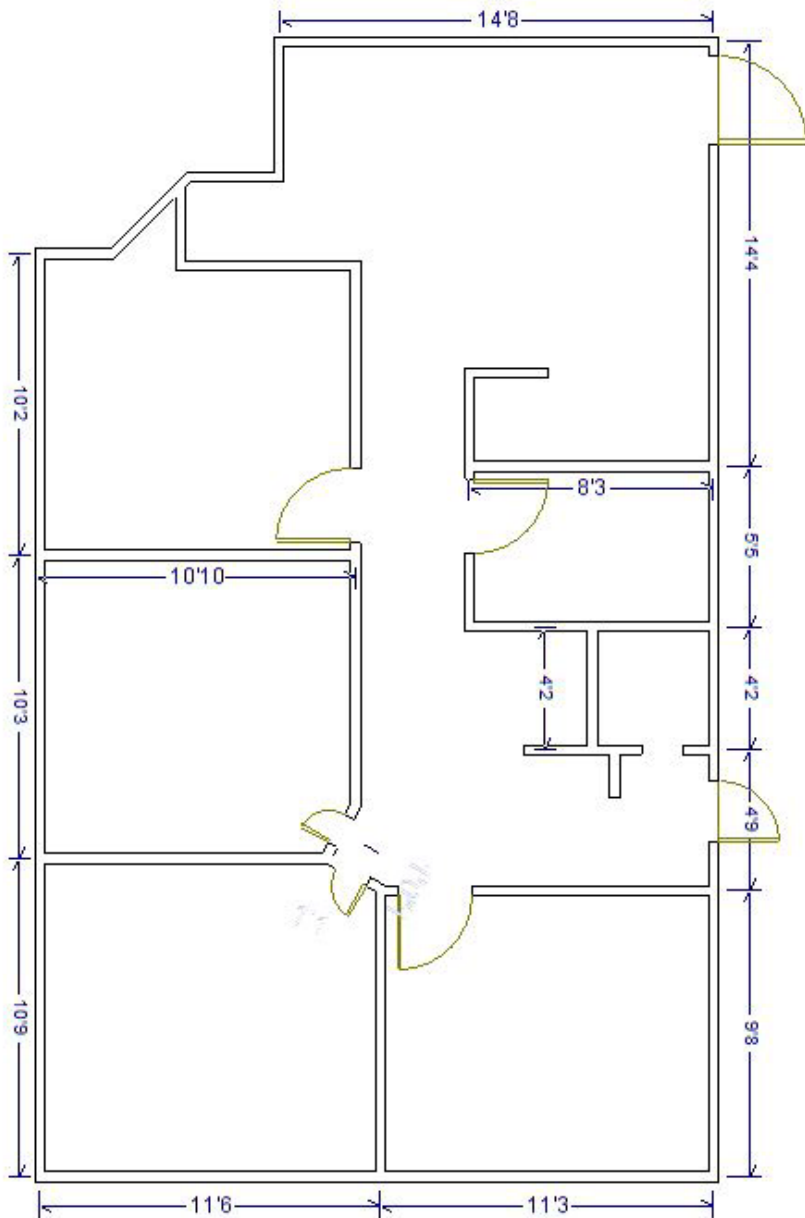
LEASE RATE

\$11.00 PSF

2026 ADDITIONAL RENT

\$13.36 per square foot

Unit 203



Unit 203



Unit 203



Unit 203

Unit 203

3939 50A Avenue

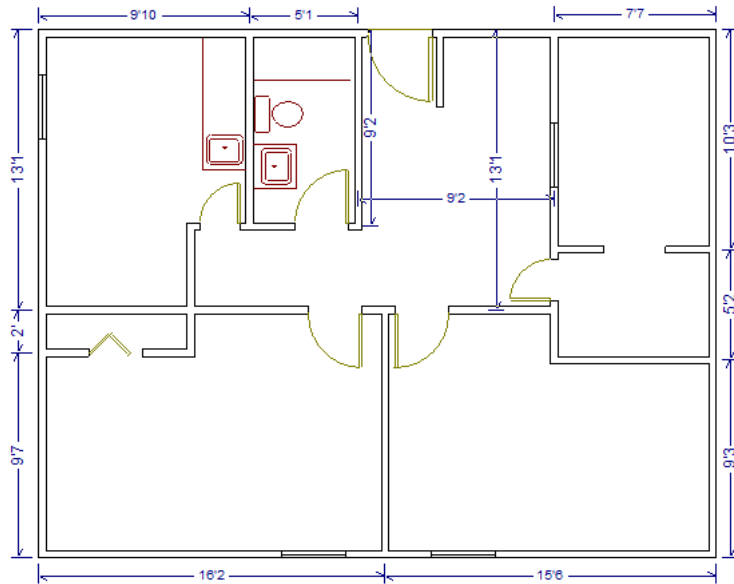
Second Floor

Unit No.	Size Available (SF)	Lease Rate	CAM & Taxes	Monthly Rent	Status
203	1,022	\$11.00 PSF	\$13.36 PSF	\$2,074.66 + GST	Available

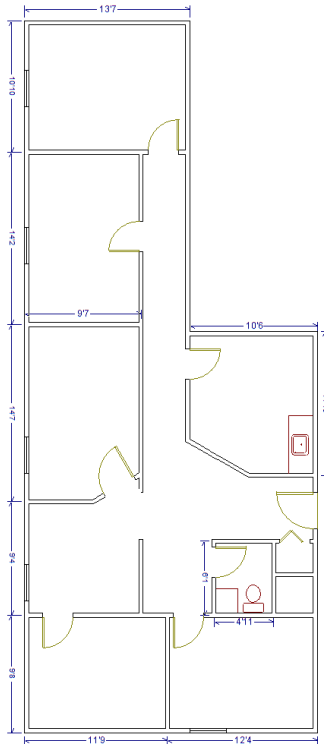
Unit 203 Features:

- > This unit provides ample natural light throughout with a flexible floor plan
- > Ready for Tenant Improvements

Unit 301



Unit 302



Unit 301



Unit 302



Unit 301



Unit 302

Third Floor

Unit No.	Size Available (SF)	Lease Rate	CAM & Taxes	Monthly Rent	Status
301	817	\$11.00 PSF	\$13.36 PSF	\$1,658.51 + GST	Available
302	1,145	\$11.00 PSF	\$13.36 PSF	\$2,324.35 + GST	Available

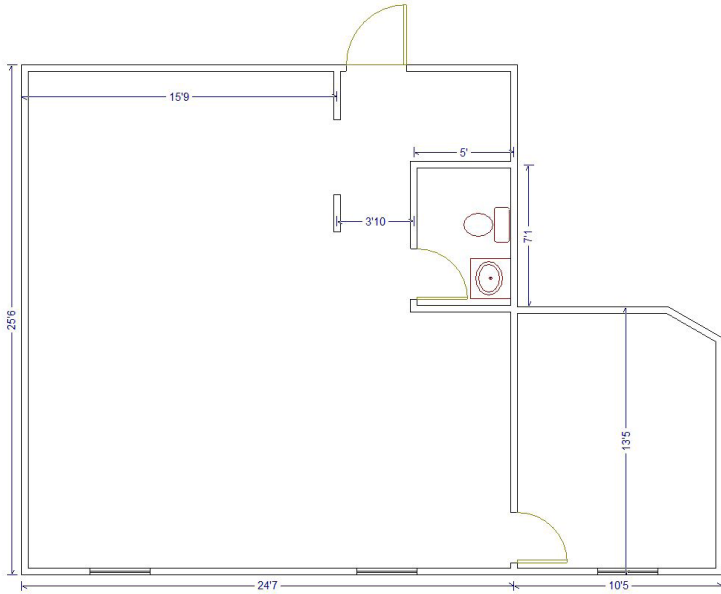
Unit 301 Features:

- › Reception
- › Admin Counter/Office + File Storage Area
- › (3) Offices (1 office includes a sink)
- › Renovated Washroom

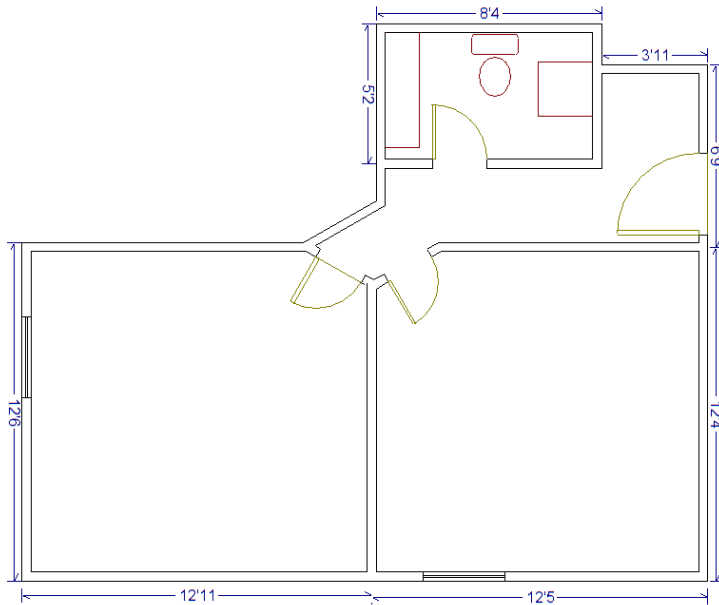
Unit 302 Features:

- › Recently renovated (paint, flooring, and finishings)
- › (5) Offices (1 office includes a sink)
- › Waiting Area
- › Large Storage/Mechanical Room
- › Washroom
- › Balcony

Unit 304



Unit 305



Unit 304



Unit 305



Unit 304



Unit 305

Third Floor Cont.

Unit No.	Size Available (SF)	Lease Rate	CAM & Taxes	Monthly Rent	Status
304	769	\$11.00 PSF	\$13.36 PSF	\$1,561.07 + GST	Available
305	450	\$11.00 PSF	\$13.36 PSF	\$913.50 + GST	Available

Unit 304 Features:

- > Large open area for additional offices or a waiting room
- > Office
- > Washroom
- > Balcony

Unit 305 Features:

- > (2) Large Offices
- > Balcony
- > Washroom



TAYLOR DRIVE

43RD STREET

45TH STREET

GAETZ AVENUE

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