

FOR LEASE

4720 50 AVENUE
RED DEER, AB



About the Property

Now available for lease, this versatile commercial property offers a large, bright open showroom with expansive windows wrapping the front, creating excellent visibility and natural light. The space includes a bullpen area with multiple private offices, washrooms, and a kitchen/lunchroom, supporting a range of professional uses. An attached building provides primarily open-plan space, ideal for storage, with a small 6' x 6' loading dock and additional washrooms.

Located at the high-traffic corner of Gaetz Avenue and 48th Street, this site offers excellent exposure and convenient access. The property benefits from dedicated parking on the south and west sides—an uncommon amenity in downtown Red Deer—along with ample surrounding street parking. Originally built in 1959, the building has been renovated for a modern, clean feel. Zoned C1, this property is suitable for a variety of commercial uses. Immediate possession is available.

LEGAL DESCRIPTION

Plan 9824212, Block 8, Lot 24

BUILDING SIZE

8,557 SF

LOCATION

Downtown

ZONING

C1 - City Centre Commercial

LEASE RATE

\$16.00 PSF

ADDITIONAL RENT

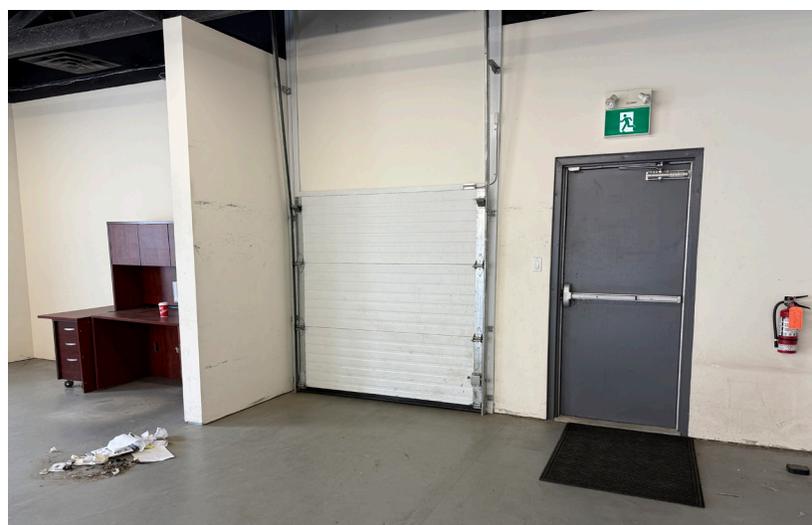
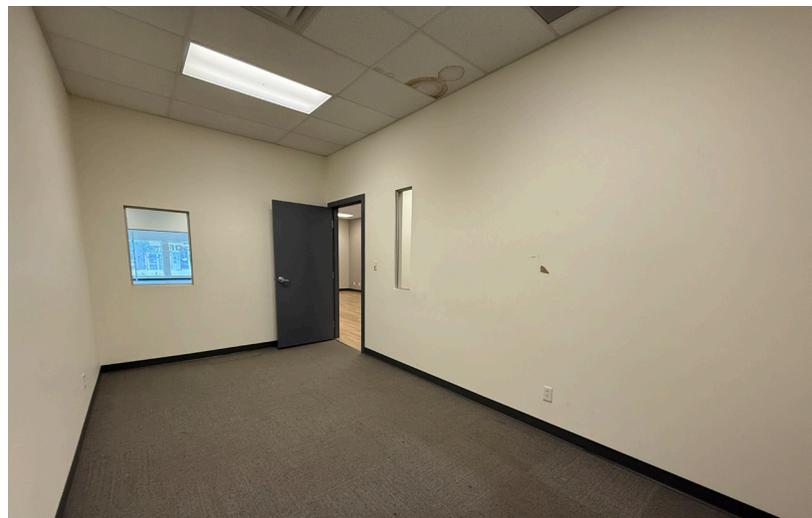
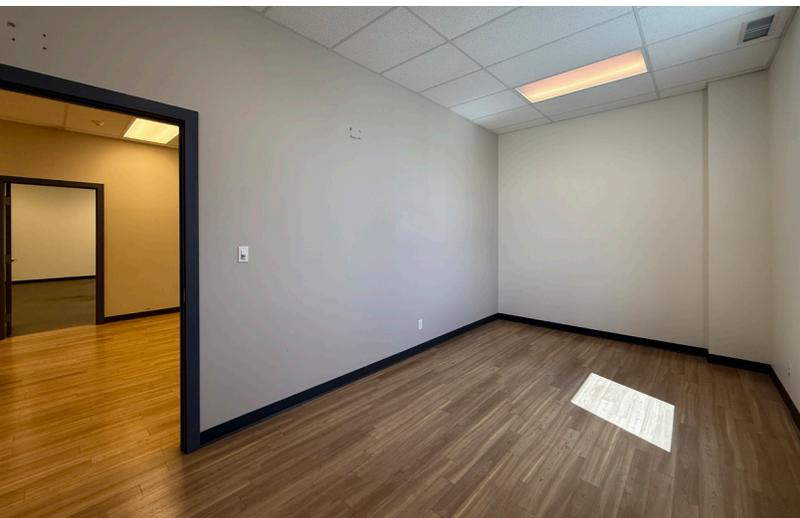
\$2.70 (utilities not included)

MONTHLY RENT

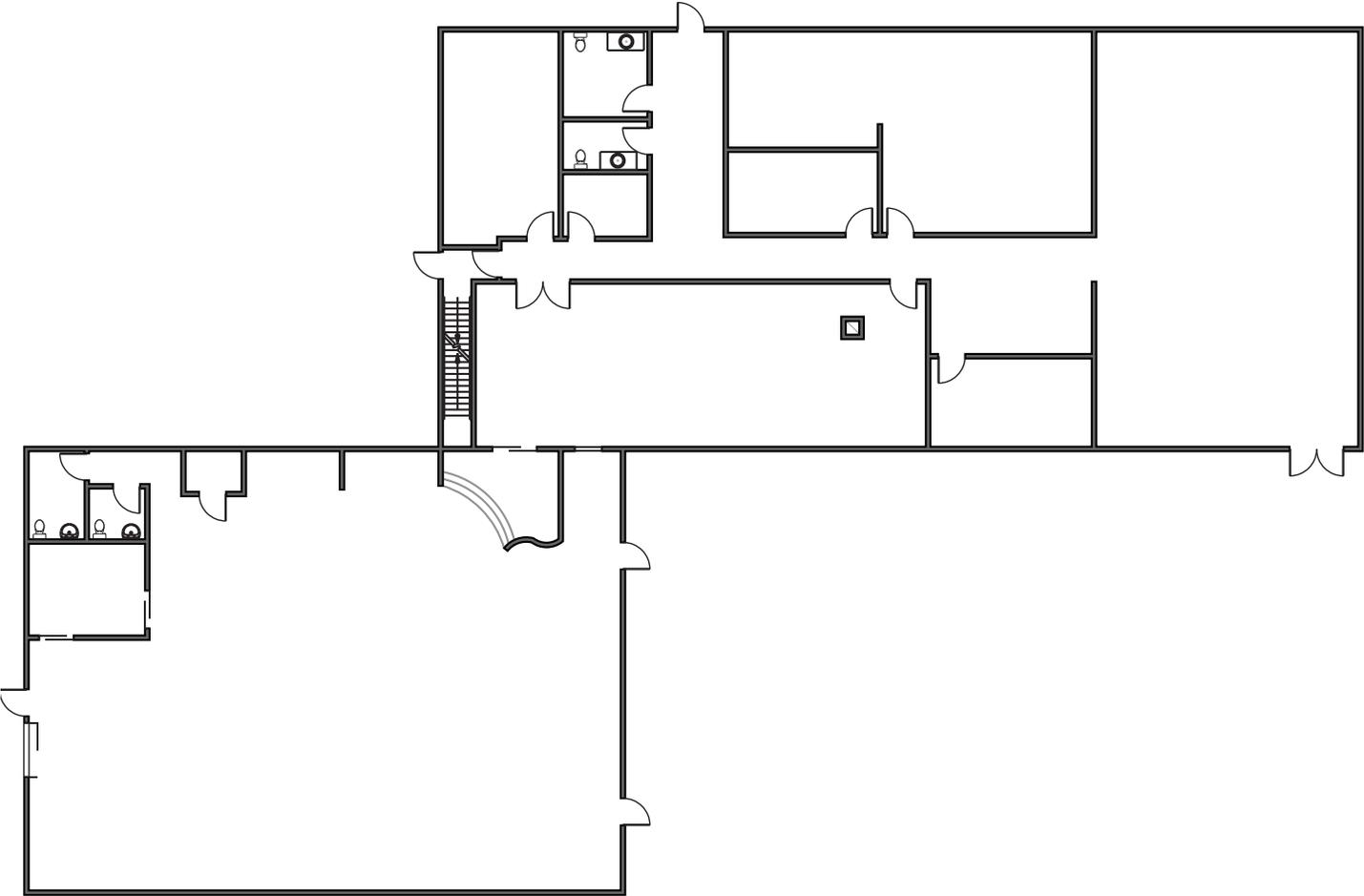
\$13,334.66 + GST

POSSESSION

November 1, 2025



Floor Plan





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#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7
www.salomonscommercial.com

Brett Salomons
Listing Agent
403.314.6187
brett@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Kelly Babcock
Partner/Broker
403.314.6188
kelly@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com