

FOR SALE/LEASE

5002 55TH STREET
RED DEER, AB



SALOMONS
COMMERCIAL

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About the Property

Discover Elements at Rivers Edge, a modern and eco-friendly class "A" office building located just four blocks from downtown Red Deer. This premier property is designed to maximize natural light and energy efficiency, providing a professional environment with stunning views of the Red Deer River. Situated off Gaetz Avenue, the building is steps away from local amenities and offers a strategic location for business operations.

A variety of units are available starting at 1,196 SF, with options on both the main and second floors. Elevator access ensures ease of movement throughout the building. Spaces are ideal for medical, office, or retail use and can be tailored to suit your needs, with most units ready for tenant improvements. Immediate possession is available, making it simple to establish your operations without delay.

The property features both surface and underground parking, ensuring convenience for staff and clients alike. Don't miss this opportunity to own or lease a premium space in one of Red Deer's most beautiful buildings.

LEGAL DESCRIPTION

Condo Plan 1424097; 122073; 1820089

UNIT SIZES

Starting at 1,196 SF

LOCATION

Downtown

ZONING

DC -3

LEASE RATE

Starting at \$16.00 PSF

ADDITIONAL RENT

\$7.89 PSF - \$11.62 PSF

POSSESSION

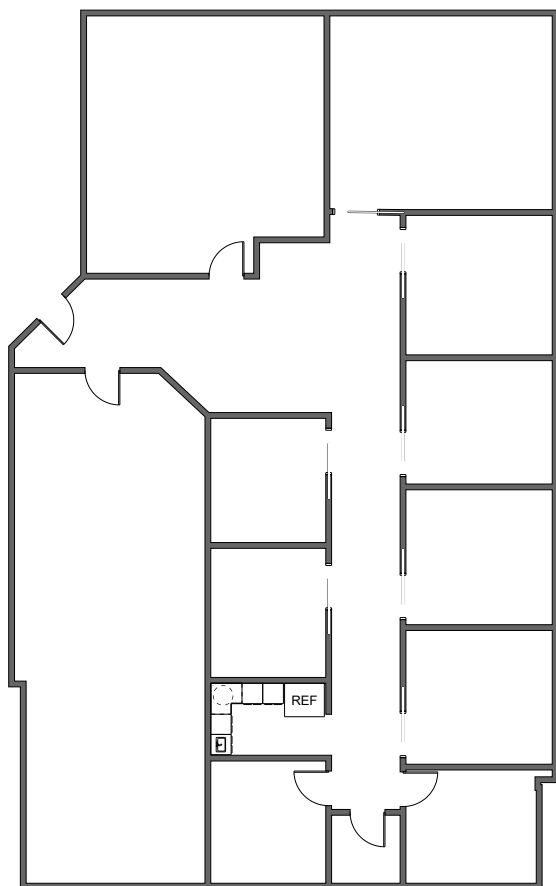
Immediate

Unit 104



This 3,383 SF office unit at Elements at Rivers Edge offers a modern design with expansive windows overlooking the Red Deer River, light flooring, and premium finishes. The layout includes a reception area, private offices, a boardroom, lunchroom, parts room, file room, and server room, with shared bathrooms in the building's common area.

As the only built-out space available, it demonstrates the potential for other units. Office furniture is negotiable, and immediate possession allows for a quick setup. Located near downtown Red Deer, this turnkey space is *available for lease only*.

**LEGAL DESCRIPTION**

Condo Plan 1820089, Unit 198

UNIT SIZE

3,383 SF

LOCATION

Downtown

ZONING

DC -3

LEASE RATE

\$20.00 PSF

ADDITIONAL RENT

\$11.62 PSF

POSSESSION

Immediate



4th FLOOR

Unit 102

Unit 110

Unit 130

Unit 101

Unit 103

Unit 104

Unit 105

Unit 106

Unit 107

Unit 108

Unit 109

Unit 111

Unit 112

Unit 113

Unit 114

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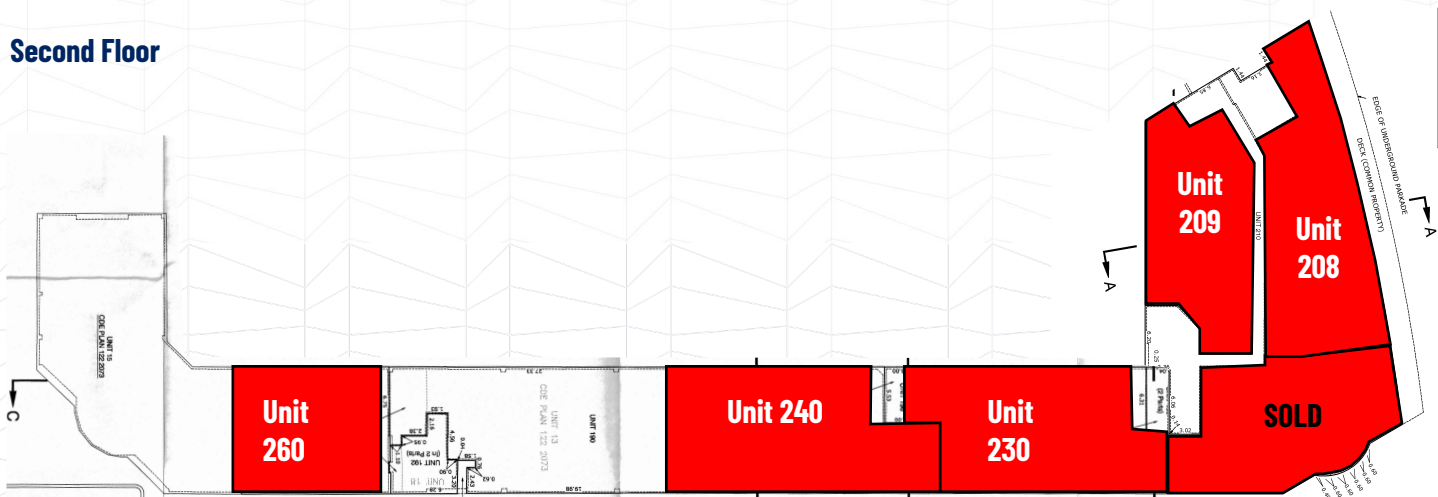
Unit 457

Unit 458

Unit 459

Unit 460

Second Floor







Central Alberta's Ambassador for Commercial Real Estate



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