

# FOR LEASE

5017 50TH AVENUE  
RED DEER, AB





## About the Property

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Main floor and lower level office space available on Gaetz Avenue in the heart of Downtown Red Deer. The main floor features seven offices, a boardroom, kitchen/lunchroom, and washroom. The lower level includes six additional offices and multiple storage rooms.

This property offers high visibility along Gaetz Avenue and is surrounded by major professional and institutional neighbors including Warren Sinclair, Stantec, MC College, the Provincial Government Building, Scotiabank, and RBC.

C1 zoning (City Centre Commercial Zone) supports a range of business uses. Lease includes utilities and is available immediately.

***Year one lease rate is introductory; escalations apply for years two through five.***

### LEGAL DESCRIPTION

Plan 4178KS, Block 17, Lot 37A

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### UNIT SIZE

5,800 SF

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### LOCATION

Downtown

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### ZONING

C1 - City Centre Commercial

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### GROSS LEASE RATE

\$3,000/month *(includes utilities)*

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### POSSESSION

Immediate





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