

FOR LEASE

5020 47TH AVENUE
RED DEER, AB



About the Property

30,724 SF of retail space is available for lease in Red Deer Plaza, located in the heart of downtown Red Deer. This high-visibility site offers direct exposure along Ross Street, a major arterial road, and benefits from multiple access points and ample surface parking, ensuring convenient access for both customers and staff.

Zoned C1 (City Centre), the space accommodates a wide range of commercial uses. The interior features a large open retail area with a rear loading dock, ideally suited for large-format retail or service-based businesses. The unit was most recently occupied by a grocery store, offering infrastructure adaptable for similar or reconfigured layouts.

Red Deer Plaza is home to a strong tenant mix including 7-Eleven, Albert's Family Restaurant, The Gutter, Murph's Pub and Grill, Plaza I.D.A Pharmacy, J-Tax Services, and Bestea Chill Out Café—creating consistent traffic throughout the site. Pylon signage is available for additional branding exposure. Possession is negotiable.

LEGAL DESCRIPTION

Plan 802259, Block 36, Lot 1A

UNIT SIZE

30,724 SF

LOCATION

Downtown

ZONING

C1 - Commercial (City Centre) District

LEASE RATE

\$8.00 PSF

ADDITIONAL RENT (2025)

\$4.00 (approx.)

POSSESSION

Negotiable



Photos shown reflect the space prior to occupancy and updated images will be available.





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