

FOR LEASE

5020 47TH AVENUE
RED DEER, AB



SALOMONS
COMMERCIAL

Kelly Babcock
Partner/Broker
403.314.6188
kelly@salomonscommercial.com

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



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

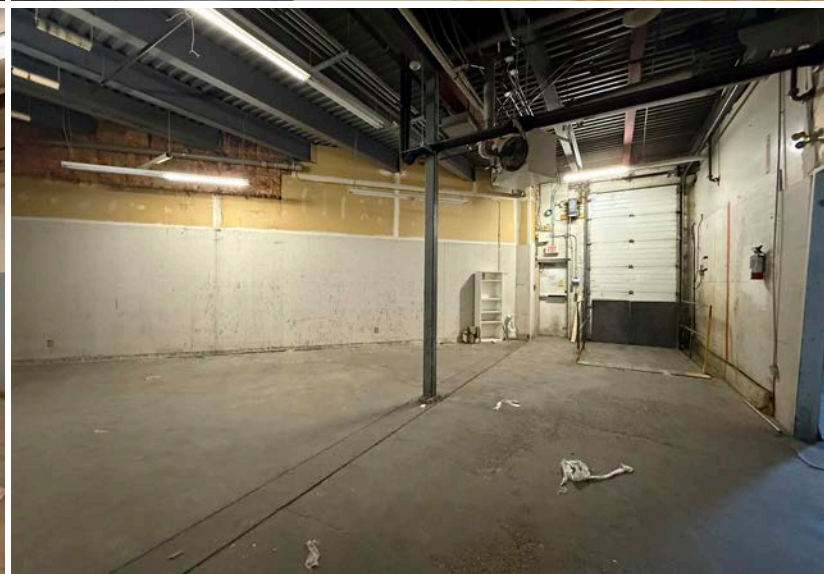
\$8.00 PSF

ADDITIONAL RENT (2025)

\$4.00 (approx.)

POSSESSION

Negotiable





Central Alberta's Ambassador for Commercial Real Estate



SALOMONS
COMMERCIAL

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

Kelly Babcock
Listing Agent
403.314.6188
kelly@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Brett Salomons
Partner
403.314.6187
brett@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