



Office/Wellness Space in Red Deer

For Sublease | Unit 102, 4825 47 Street, Red Deer, Alberta T4N 1R3

PROPERTY HIGHLIGHTS

- » Unit 102 is a well-appointed office/retail suite on the lower floor of Park Place
- » The unit is currently operating as a massage therapy clinic
- » The space offers a functional layout of treatment/office rooms, reception area, and common washrooms
- » Located in the heart of downtown Red Deer, Park Place benefits from wrap-around windows for natural light
- » Businesses within the immediate vicinity include Servus Credit Union, Rexall, the new Justice Centre, Sorenson Station, Stantec, and Aspire
- » Ideal for a wellness, health-services, or professional office use looking for a turnkey downtown location
- » Available for sublease through January 31, 2028

FOR SUBLEASE

±1,894 SF

OFFICE/RETAIL

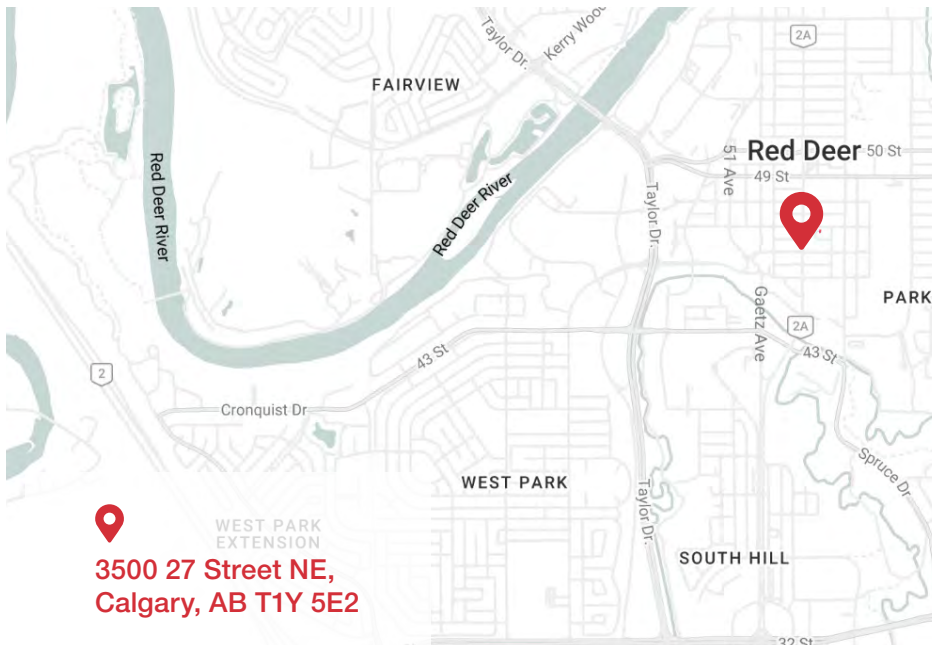
For more information,
please contact:



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ABOUT THE PROPERTY

ZONING	C1 - Commercial (City Centre) District
YEAR BUILT	2004
UNIT SIZE	±1,894 SF
PARKING	3 Assigned Stalls + Street Parking
SUBLEASE RATE	\$5.00 PSF
OP. COSTS	\$7.47 PSF
SUBLEASE TERM	January 31, 2028
AVAILABILITY	Immediately

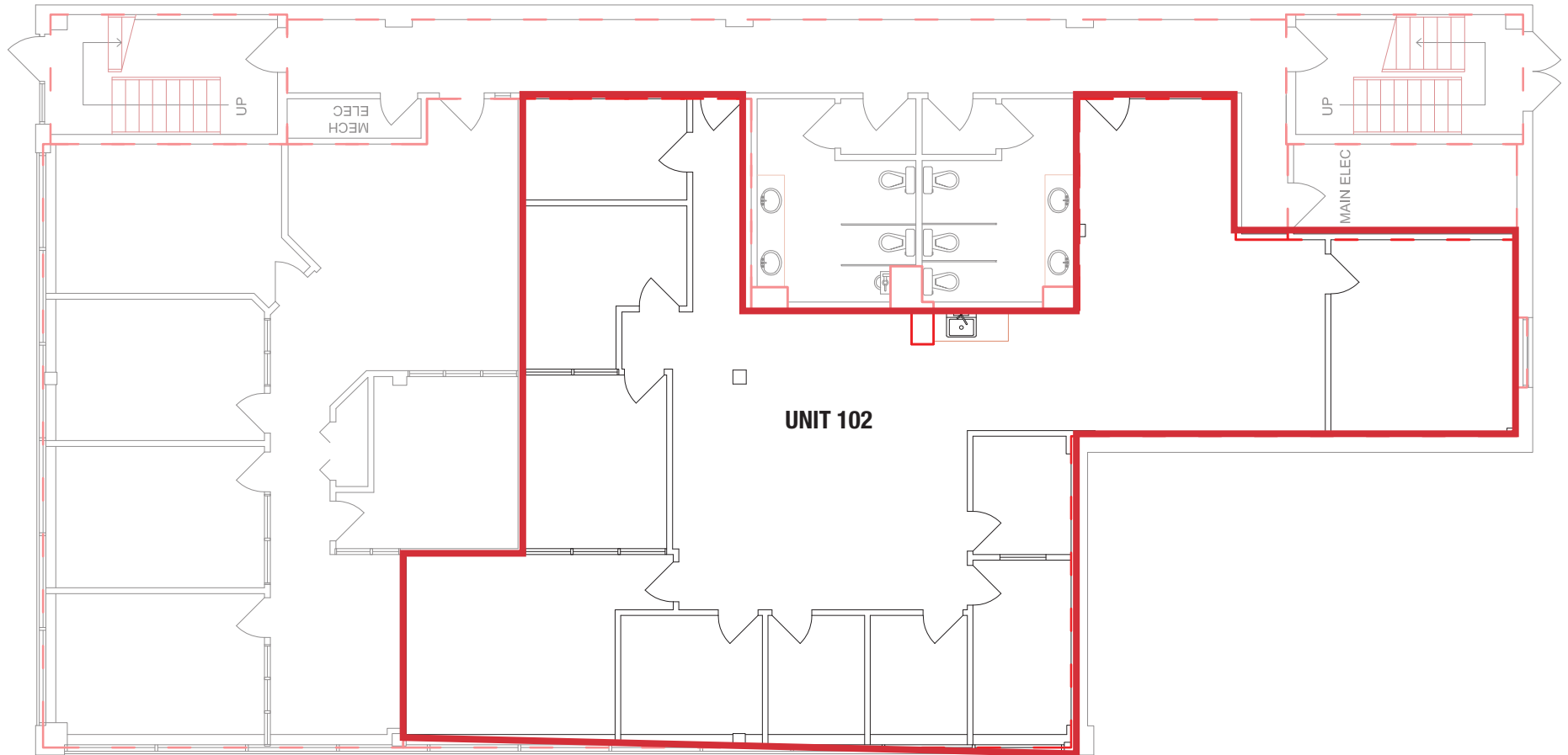
LOCATION OVERVIEW

Red Deer is a steadily growing Alberta city, it's family-focused neighbourhoods and dense housing support strong retail and office activity around key corridors like Gaetz Avenue, 49 Avenue, and Eastview. The city's diversified economy, led by health care, social services, retail, and construction drives stable spending power, supported by over 43,000 dwellings and more than \$7 billion in regional income. These fundamentals make Red Deer an appealing market for essential-service and nationally anchored businesses.

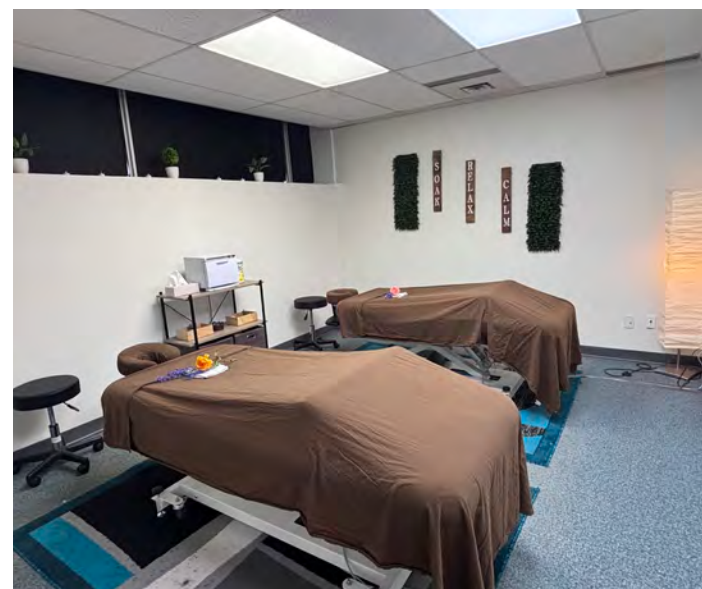
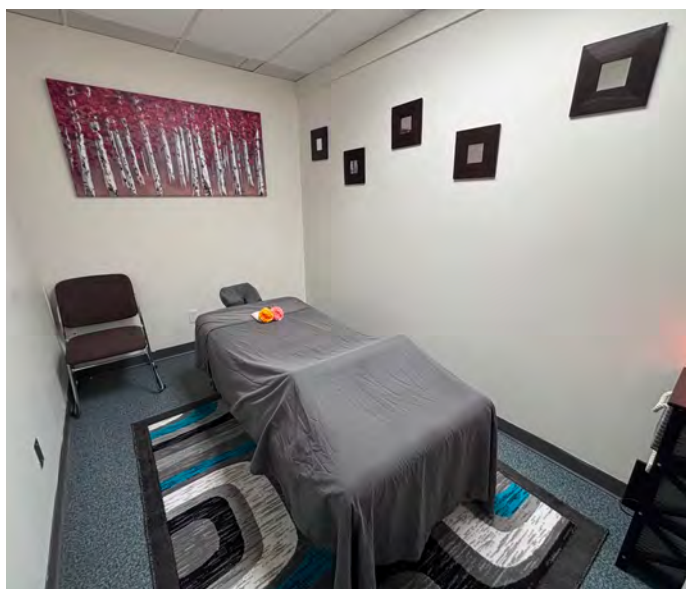
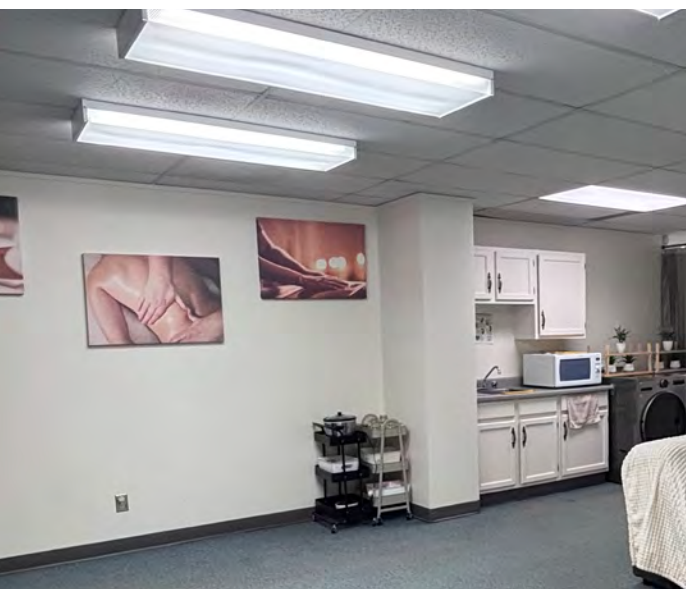
RED DEER | POPULATION & DEMOGRAPHICS

	Total Population		Median Household Income		Average Age
	115,400+		\$91,000		39.4

FLOOR PLAN



INTERIOR PHOTOS





ADVENT COMMERCIAL REAL ESTATE CORP.

Office/Retail Space

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