

BUILT OUT MEDICAL SPACE
FOR LEASE
#300, 5440 45 STREET, RED DEER



LOCATION:

Capstone
Red Deer



LEASE AREA:

±2,086
Square Feet



ZONING:

DC - Commercial
City Centre



LEASE RATE:

\$14.00 Per SF
\$8.00 SF - NNN

PRESENTED BY

CAM TOMALTY
403.350.0075
cam@remaxcprd.com

JEREMY MAKILA
403.373.7333
jeremy@remaxcprd.com

THE PROPERTY

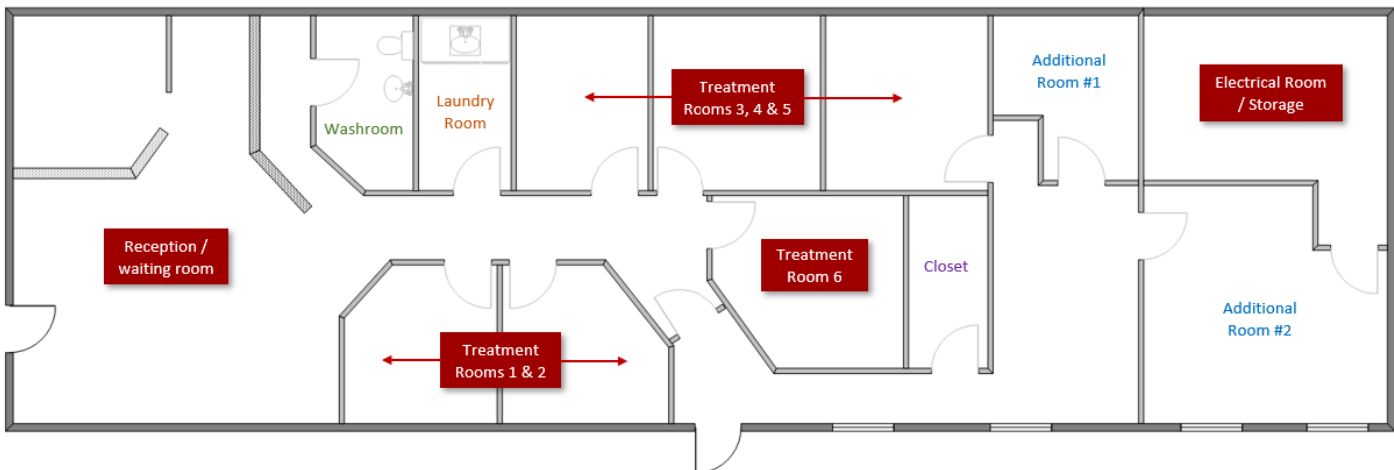
5440 45 STREET, UNIT #300

Capstone Area

2,086 Sq ft Well kept space perfectly builtout for medical use available for lease. Located in the Desirable Capstone area, This space includes:

- » Eight rooms (Treatment or staff rooms)
- » Good access to 55th Ave and Taylor Drive
- » Ample paved parking for staff and clients
- » Great location in growing part of town
- » Additional laundry room with sink
- » Zoning = DC Commercial
- » Reception /waiting area
- » Fenced compound
- » Washroom

Additional rent is estimated at \$8.00 PSF for the 2023 budget year.



403.986.7777 | WWW.REDDERCOMMERCIAL.COM

THE INFORMATION CONTAINED HERE IN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT



PROPERTY DETAILS / PHOTOS

PROPERTY DETAILS

MUNICIPAL:	Unit 300, 5440 45 St, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 0325616, Block: 8, Lot 10
TOTAL AREA:	± 2,086 Sq Ft
ZONING:	CAP-C - Commercial
YEAR BUILT:	1973
PARKING:	Paved Front and side parking lot
LEASE PRICE:	\$14.00 PSF / \$2,433.67 Monthly
NNN COST:	\$8.00 PSF / \$1,390.66 Monthly
TOTAL COST:	= \$3,824.33 Monthly

Includes: Building insurance & property taxes

* Tenant is responsible for GST

** Tenant is responsible for all utilities

PROPERTY TOUR



MORE PROPERTY PHOTOS



CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

CHRIS LEVIA
403 506 2751
chris@remaxcprd.com

ANNIKA GARDNER
Unlicensed Assistant/
Marketing Director
annika@remaxcprd.com

RE/MAX
COMMERCIAL
PROPERTIES

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777

www.reddeercommercial.com