

FOR LEASE

UNIT C5, 5580 45 STREET , RED DEER

Located in Capstone



LOCATION:
Capstone



SITE AREA:
1,127 Square Feet



ZONING:
CAP-C



PRICE:
\$20.00 Per SF

PRESENTED BY

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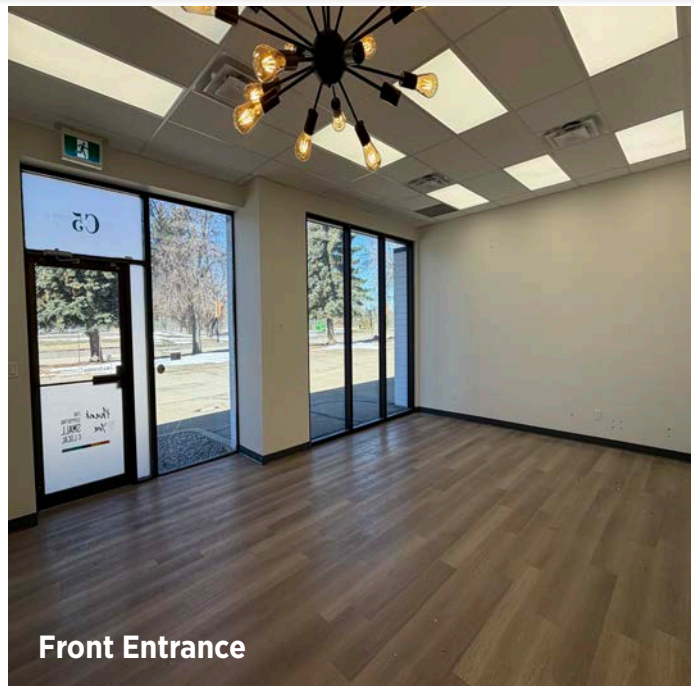
WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

UNIT C6, 5580 45 STREET

RETAIL / OFFICE UNTIL AVAILABLE IN CAPSTONE

Sought after location in the C Building of Cronquist Business Park in the Capstone area. This space offers lots of natural light and ample parking for both staff and customers. Neighboring tenants include Oodles of Chocolates, Movement Tutor Wellness Centre, and the Red Deer Fencing Club. The unit is in close proximity to the busy Troubled Monk Brewery. Additional Rent is \$8.75 per SF for the 2026 budget year.



Front Entrance

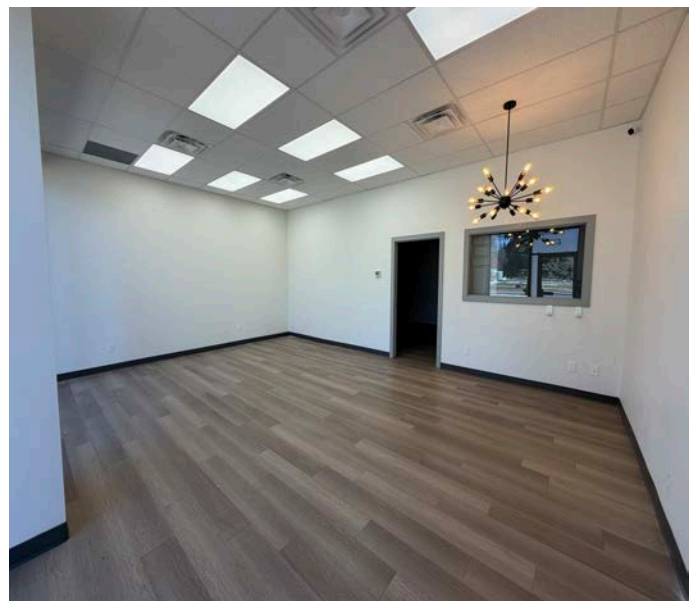
PROPERTY DETAILS

MUNICIPAL:	Unit C5, 5580 45 St Red Deer
LEGAL LAND DESCRIPTION:	Condominium Plan 0024902 Unit 5
SIZE:	1,127 SF
ZONING:	CAP-C
YEAR BUILT:	1979
PARKING:	Paved & Street Parking
LEASE PRICE:	\$20.00 Per SF \$1,878.33 Monthly
NNN COST:	\$8.75 Per SF \$821.77 Monthly
TOTAL COST:	= \$2,700.10 Monthly

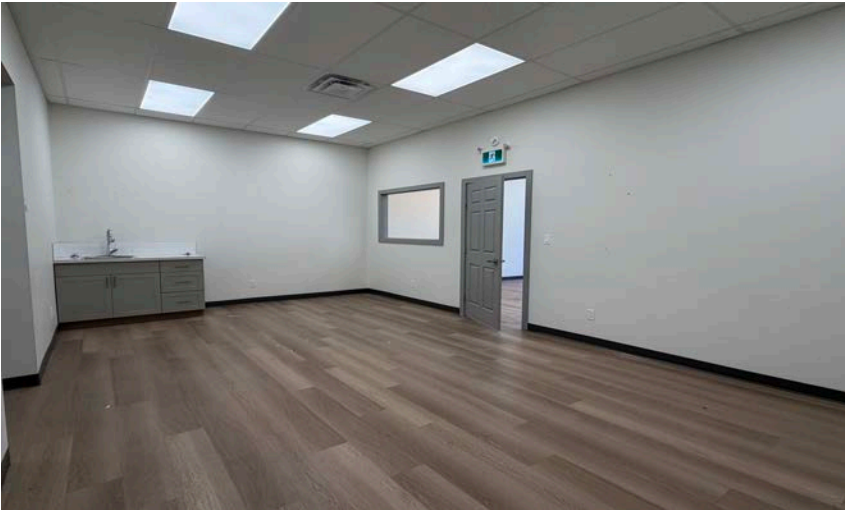
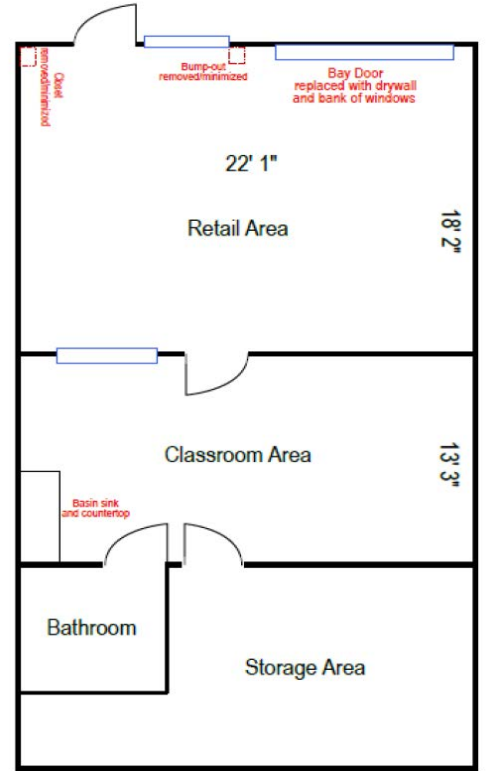
Includes: Landscaping & snow removal, Waste removal, Building insurance, HVAC Maintenance, Management fees & water.

*Tenant is responsible for power & gas

** Tenant is responsible for GST



PROPERTY PHOTOS



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

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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