

# FOR LEASE

6130 67 STREET, RED DEER, AB





## About the Property

Two well maintained retail units remaining, located in the 67 Street Centre Mall. Two high traffic roads (67th Street and 67 A Street) provide access to retail shopping centre. 67A street service road creates traffic from businesses north and south of the road. 144 surface stalls (4.84 stalls per 1,000 SF). Units can be leased together or separately.

Businesses within 67th Street Centre include: BMO, Humpty's, Tail Blazers, Protea Physiotherapy and Dr. Caroline Krivuzoff-Sanderson (General Dentist).

C2B zoning allows for an array of uses, including commercial recreation facility, commercial service facility, restaurant, health and medical services and Merchandise Sales and/or Rentals.

### LEGAL DESCRIPTION

Plan 0823827, Block 14, Lot 5A

### UNIT SIZES

1,868 SF - 4,088 SF

### LOCATION

67th Street Centre

### ZONING

C2B - Commercial (District Shopping Centre) District

### LEASE RATE

Market

### CAM & TAXES

\$13.00 PSF (approx.)

### POSSESSION

Immediate/Negotiable

# Unit 250



**LEASE RATE**  
Market



**CAM & TAXES**  
\$13.00 PSF (approx.)

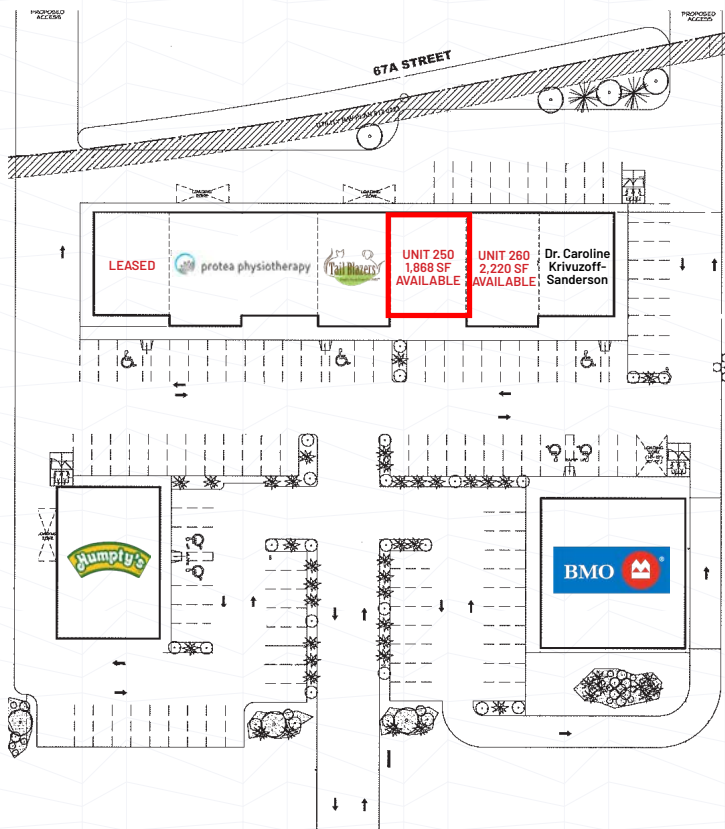


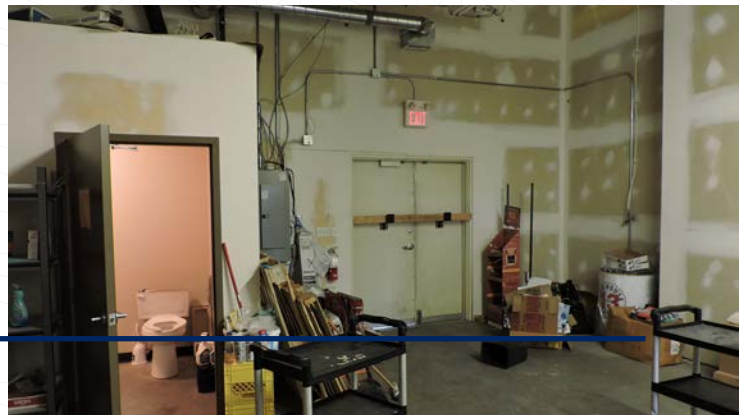
**RENTABLE AREA**  
1,868 SF



**POSSESSION**  
Immediately

- > Retail Area
- > Kitchenette
- > Private Office
- > Storage
- > Washroom





# Unit 260



### LEASE RATE

Market



### CAM & TAXES

\$13.00 PSF (approx.)



### RENTABLE AREA

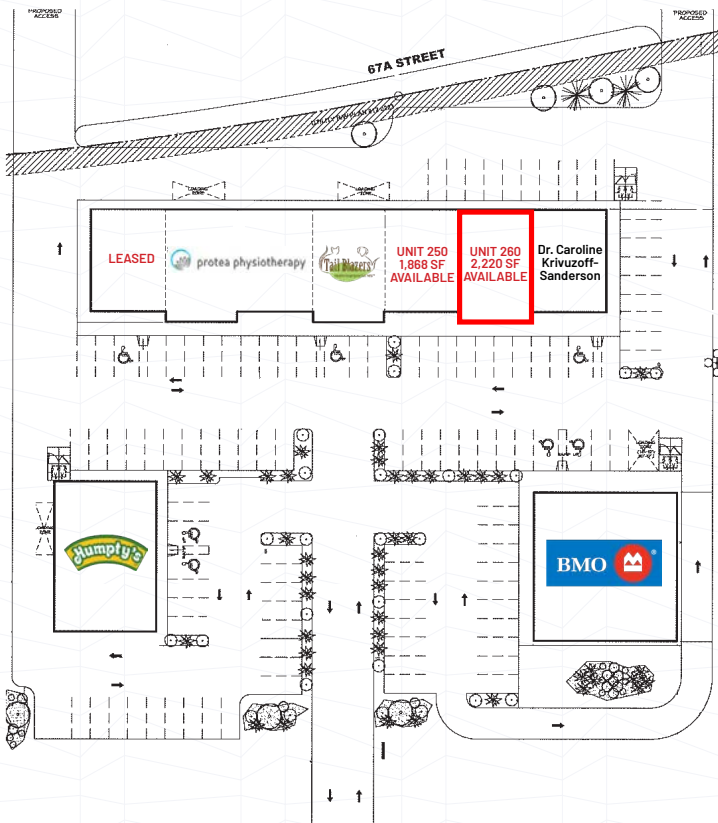
2,220 SF



### POSSESSION

Negotiable

- > Large Retail Area
- > Cooler Room
- > Storage/Warehouse
- > Washroom





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