

RE/MAX
COMMERCIAL
PROPERTIES

**WE ARE
COMMERCIAL**

FOR LEASE
MARKET RATES
NEW DEVELOPMENT - 20 SHARPE AVE



Final Development - last 2 units remaining

PRESENTED BY

CAM TOMALTY
403.350.0075
cam@remaxcprd.com

JEREMY MAKILA
403.373.7333
jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

20 SHARPE AVENUE NEW RETAIL DEVELOPMENT

- **FOR LEASE** - Brand new construction in a great location with direct controlled access from 19th Street

- **Current tenants include:**



- **New tenants include:**

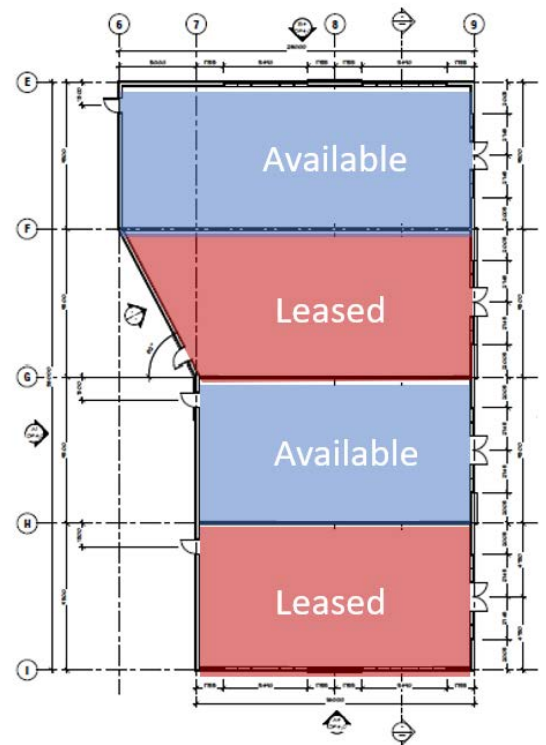
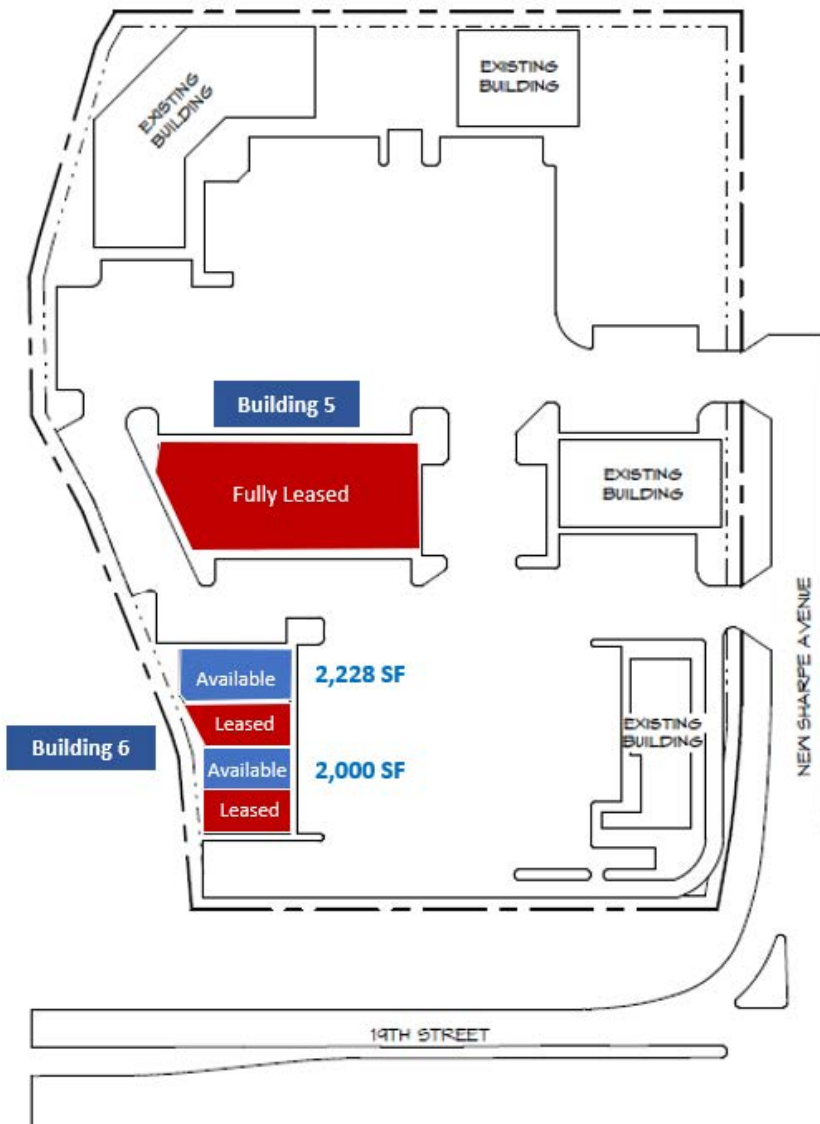


- Buildings 1, 2 and 3 are finished and already occupied. Construction on buildings 5 and 6 are almost completed. Building 5 is fully leased, but there are two units available for lease in building 6
- The Last units available are 2,000 SF and 2,228 SF (end unit)
- Close proximity to Westerner Park and QEII Highway
- The property is zoned C4 Commercial making it a great option for retail, medical and dental professionals, quick service restaurants and fine dining
- Operating costs are estimated at \$10/SF for 2022





SITE PLAN



PROPERTY PHOTOS





Upcoming:
Dentist & Physiotherapy



Current Phase



**BUILDING 5 - NEW CONSTRUCTION
PHASE 4**



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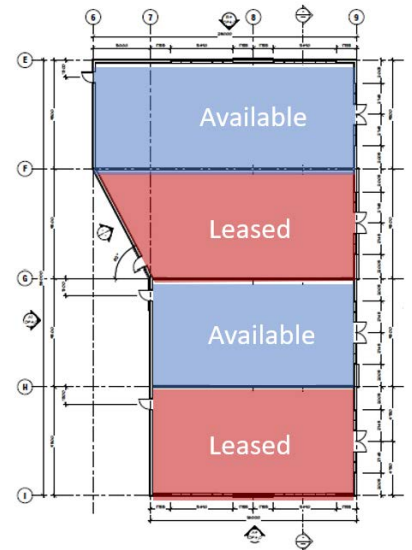
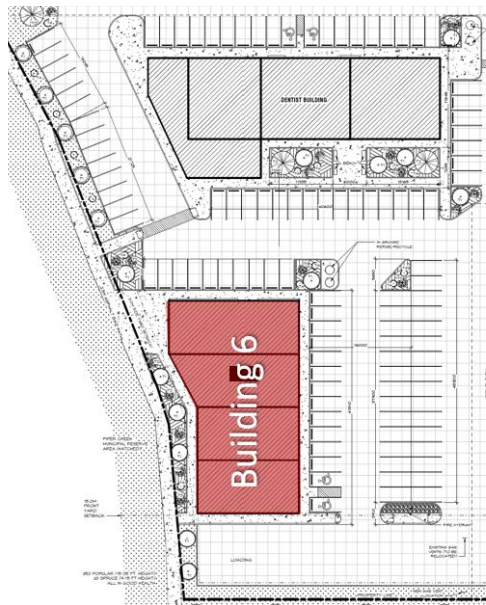
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Two Units Remaining



BUILDING 6 - NEW CONSTRUCTION PHASE 3



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ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



INDUSTRIAL * RETAIL * LAND * MULTI FAMILY * INVESTMENTS * OFFICE

YOUR RE/MAX COMMERCIAL TEAM

Jeremy Makila

403 373 7333

jeremy@remaxcprd.com

Cam Tomalty

403 350 0075

cam@remaxcprd.com

Donna Clark

Licensed Assistant/
Office Manager

403 358 6578

donna@remaxcprd.com

Annika Gardner

Unlicensed Assistant/
Marketing Director

403 986 7777

annika@remaxcprd.com

RED DEER

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

www.reddeercommercial.com