

FOR LEASE

4705 48 AVENUE
RED DEER, AB





About the Property

Lease space in this centrally located, newly renovated medical/professional building—an ideal setting for healthcare, wellness, or professional services. With wheelchair accessibility, onsite parking, and convenient public transit nearby, this location is accessible and client-friendly. Freshly upgraded common areas and new windows provide a clean, welcoming atmosphere throughout.

Offering flexible spaces, the building provides units ranging from 629 SF to 2,139 SF, allowing for customization to meet your specific business needs. Tenants include established professionals such as Ebenezer Medical Clinic, SnapRx Pharmacy, Comfort Keepers, Red Deer Dermatology, and psychologist Vivian Boyechko, fostering a collaborative environment for medical and wellness practices.

Second-floor Unit 208, with 1,056 SF, is ready for immediate possession, featuring a reception area, private washroom, and windows for natural light. The lower level offers five flexible units with the option to combine spaces, perfect for businesses looking for a tailored setup with interior development options.

Choose from build-to-suit or turn-key units for a seamless move-in experience in this prime location for professional and healthcare services.

LEGAL DESCRIPTION

Plan 8222033, Block 40, Lot 18

UNIT SIZES

Starting at 629 SF

LOCATION

Downtown

ZONING

C1 - City Centre Commercial

LEASE RATE

Starting at \$19.00 PSF

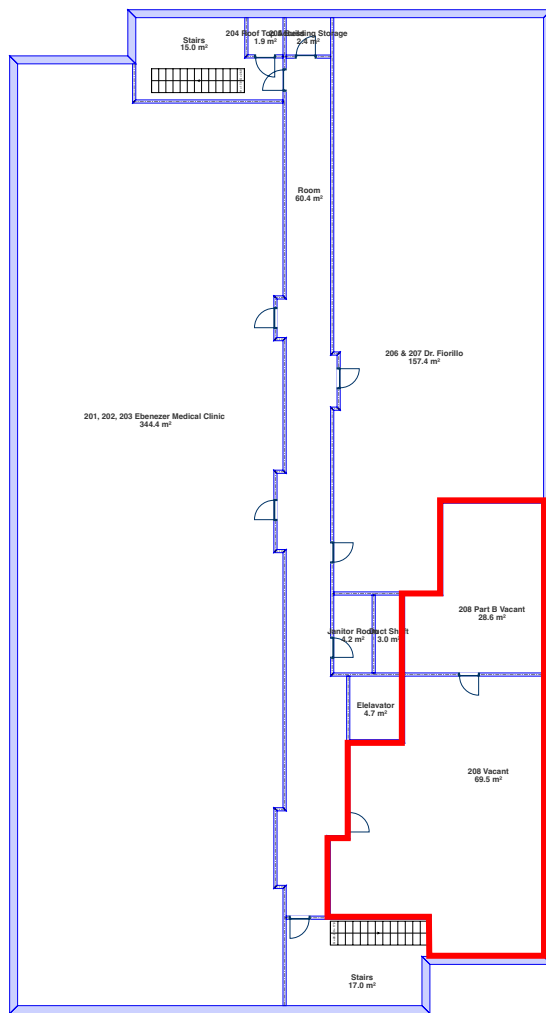
ADDITIONAL RENT

\$11.27 PSF

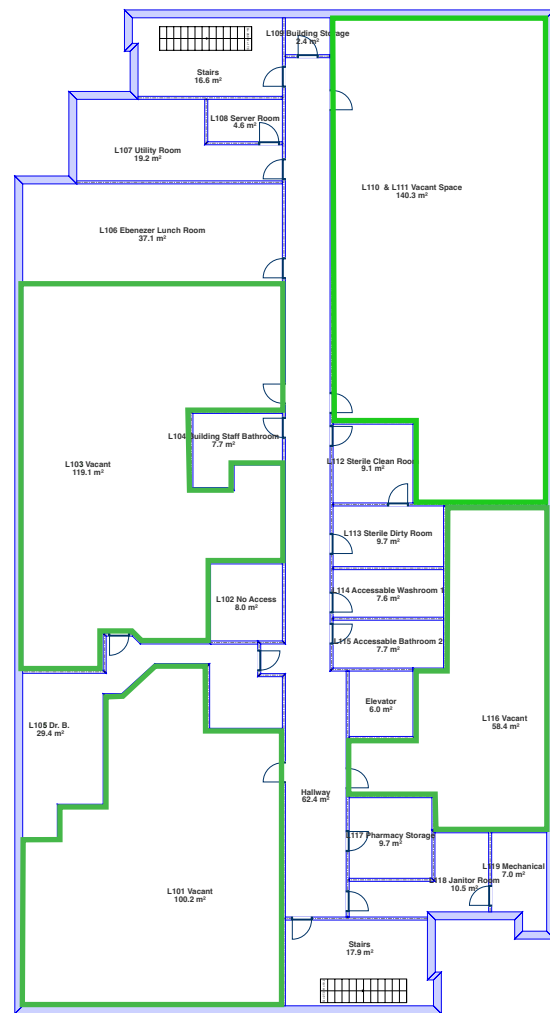
POSSESSION

Immediate

Second Floor



Lower Level



Unit #	Size (SF)	Lease Rate (PSF)	Additional Rent (PSF)	Monthly Rent	Availability	Notes
Second Floor						
208	1,056	\$22.00	\$11.27	\$2,927.76	Immediate	-
Lower Level						
L101	1,076	Negotiable	\$11.27	-	Immediate	• Ready for interior development
L103	1,282	Negotiable	\$11.27	-	Immediate	• Can expand to Units L110 & L111
L110 & L111	1,510	Negotiable	\$11.27	-	Immediate	• Ready for interior development
L116	629	\$19.00	\$11.27	\$1,586.65	Immediate	• Ready for interior development





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