



## RETAIL SPACE FOR LEASE

### Roland Plaza

Gaetz Ave. and 48th Street, Red Deer

» Located in downtown on Gaetz Ave.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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LOCAL  
EXPERTISE  
MATTERS

# CAPSTONE

MASTER-PLANNED RIVERSIDE COMMUNITY



- Up to 2 million sq. ft. of commercial and office development
- 2000 new condos and townhouses



## DOWNTOWN

Downtown Red Deer is a unique mix of living, working and playing, and are guided by six themes: great streets, great places, great connections, vitality, authenticity and sustainability.

<b>75+</b>	<b>30+</b>	<b>5</b>	<b>15</b>	<b>8</b>	<b>11</b>	<b>2</b>
Retail businesses	Restaurants	Fitness Studios	Salons	Spas	Cafes	Major grocery Stores

**P 1500+** Public parking stalls     **2** Parkades



# PROPERTY INFORMATION

**LOCATION:** Intersection of Gaetz (50th) Avenue and 48th Street, Red Deer, AB

**AVAILABLE FOR LEASE:**

2,551 sq. ft. – 4808 50th Avenue

3,079 sq. ft. – 4806 50th Avenue

~~843 sq. ft. – 5004 48th Street~~ **LEASED**

~~1,083 sq. ft. – 4804 50th Avenue~~ **LEASED**

~~5,518 sq. ft. – 5008 48th Street~~ **LEASED**

~~1,625 sq. ft. – 5002 48th Street~~ **LEASED**

**AVAILABILITY:** Immediately

**PARKING:**

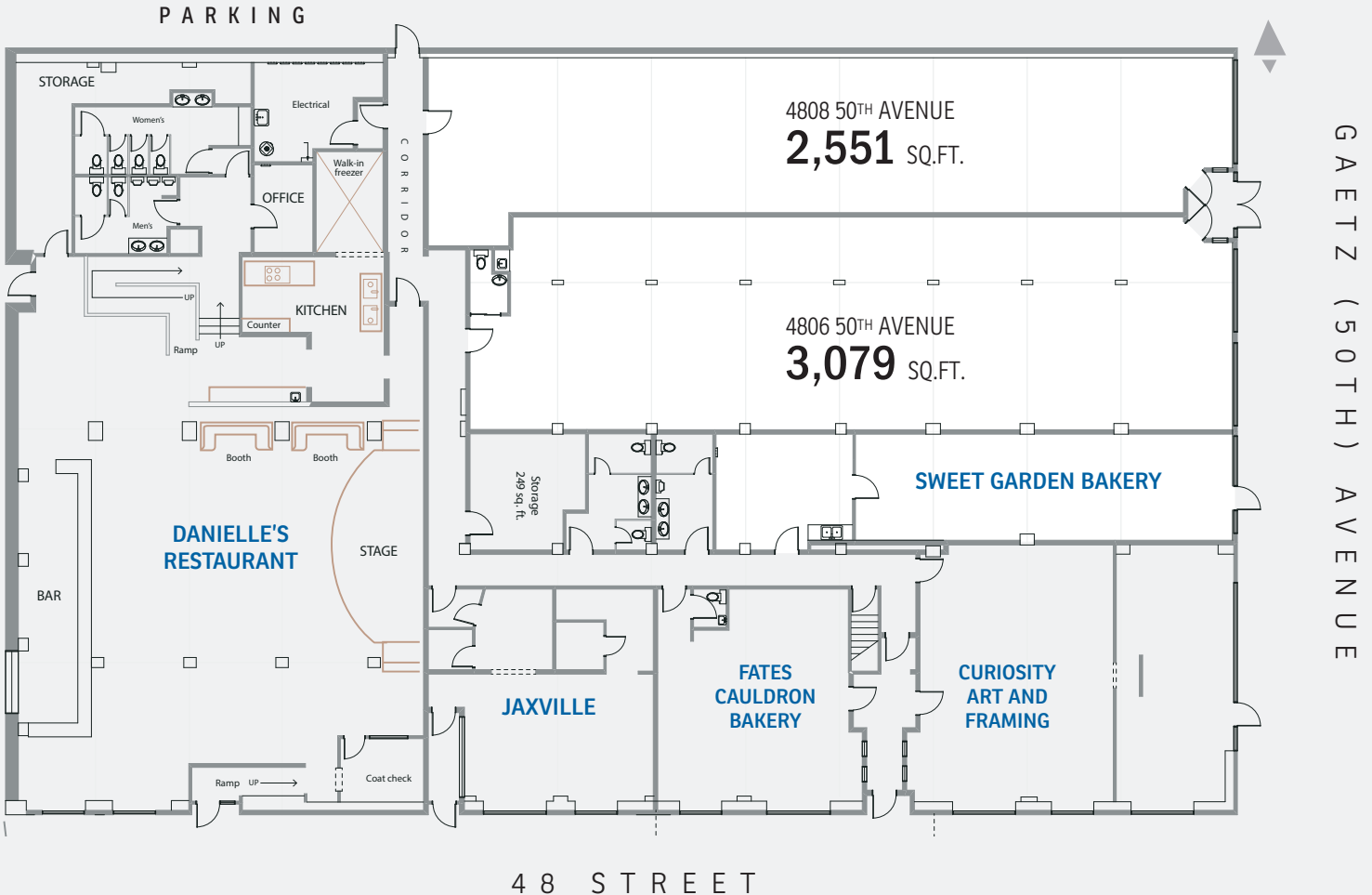
- » Surface stalls behind the property available for rent at market rate;
- » Abundant street parking

**T.I.A.:** Negotiable

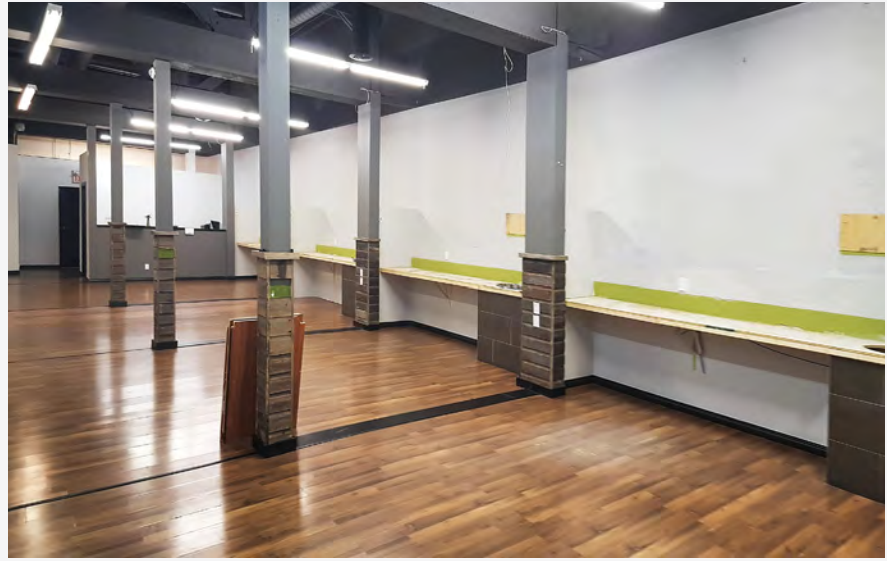
**OP. COSTS AND TAXES:**

\$7.60 per sq. ft. (est.). Gas and electricity separately metered.

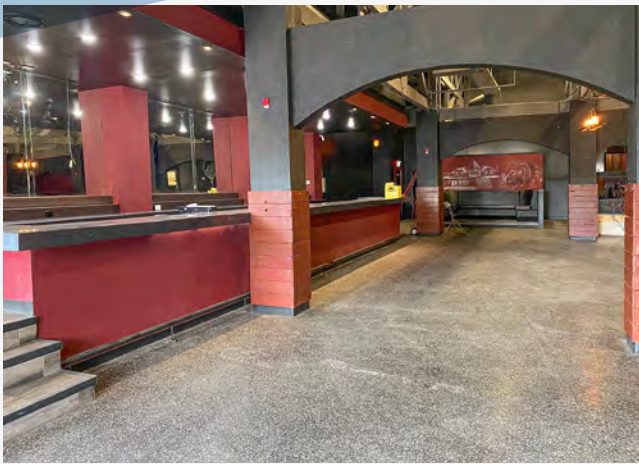
**NET RENT:** Aggressive lease rate



4808 50TH AVENUE  
**2,551** SQ.FT.



5008 48TH STREET  
**5,518** SQ.FT.



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