

For Lease

Central Alberta Professional Centre

Professional & Medical Suites

5201 43rd Street, Red Deer



UPCOUNTRY

Asking Rate:

\$17.00 PSF

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Accelerating success.

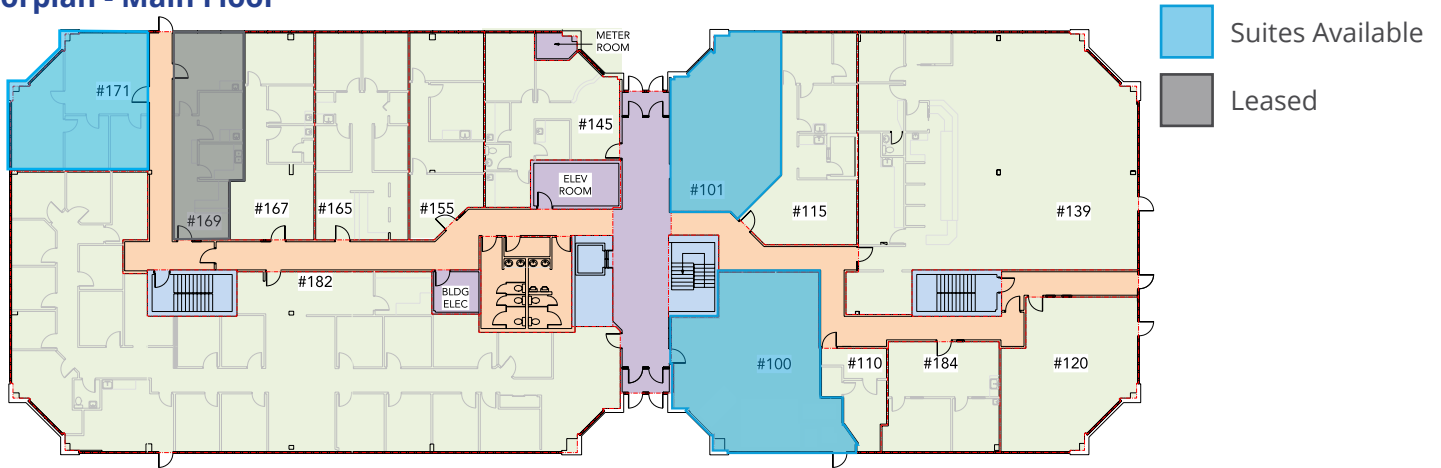


Property Overview

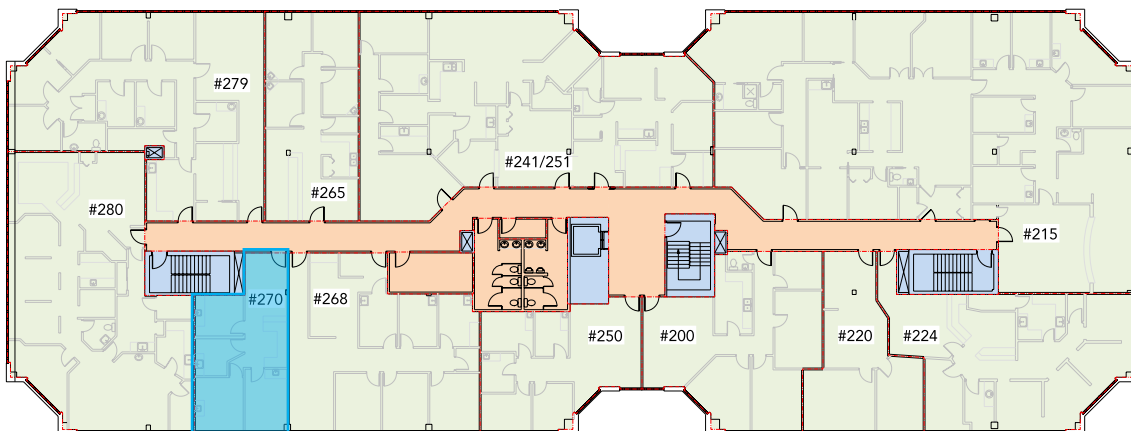
Net Rent:	\$17.00 / SF
2024 Operating Costs:	\$14.37 / SF All building costs are included (maintenance, HVAC, utilities, management, common janitorial)
Legal Description:	Plan 7921769, Lot 2
Zoning:	C1 - Downtown Commercial District
Availability:	Immediately

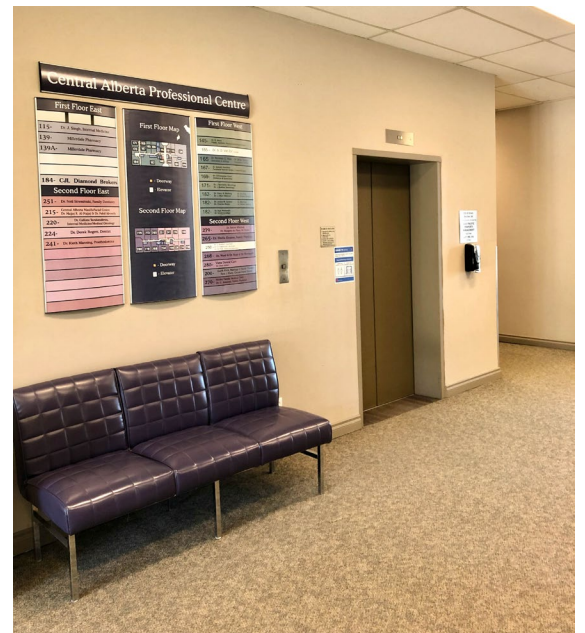
Improvement Allowance:	Negotiable	
Rentable Area:	Suite 100	1,387 SF
	Suite 101	911 SF
	Suite 169	Leased
	Suite 171	881 SF
	Suite 270	775 SF
Parking:	Ample Surface Parking Available for Tenants & Visitors	
	Dedicated Staff Stalls: \$40/ Stall/Month	

Floorplan - Main Floor



Floorplan - Second Floor



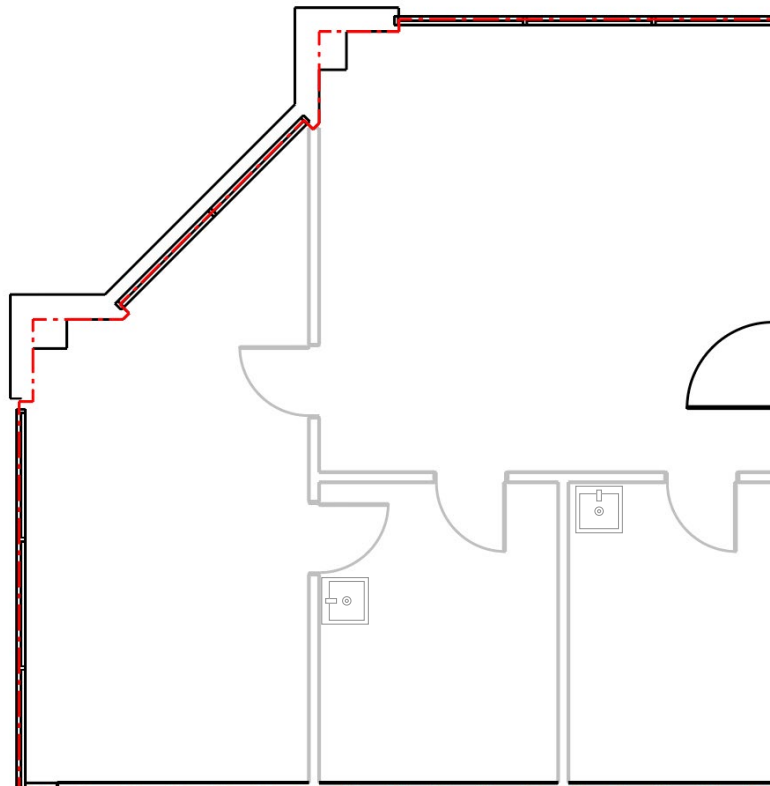


Features

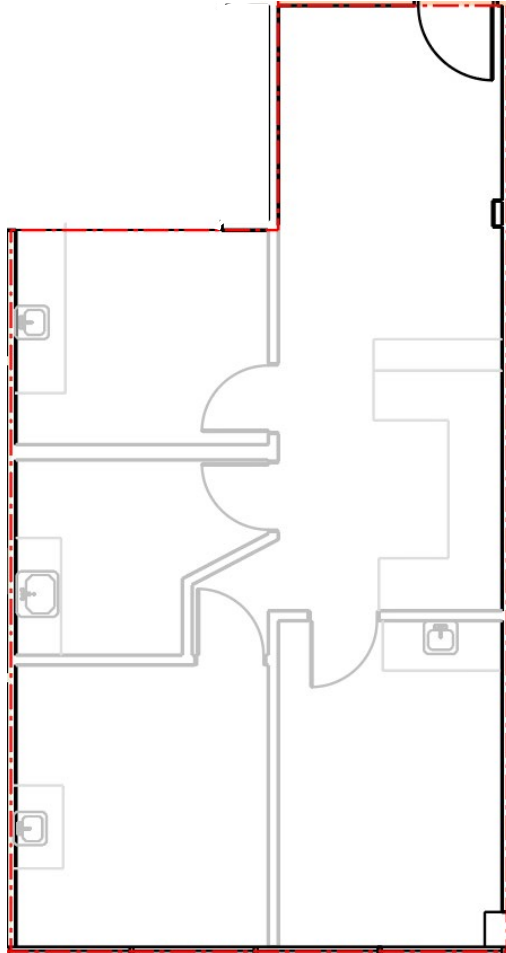
- The Red Deer Regional Hospital Centre & Central Alberta Cancer Centre located across the street
- Easy access to arterial roads such as Taylor Drive and Gaetz Avenue
- Ample surface parking available for tenants and visitors
- Suites are ideal for professional or medical uses
- Pharmacy located on site

Main & second floor suites available

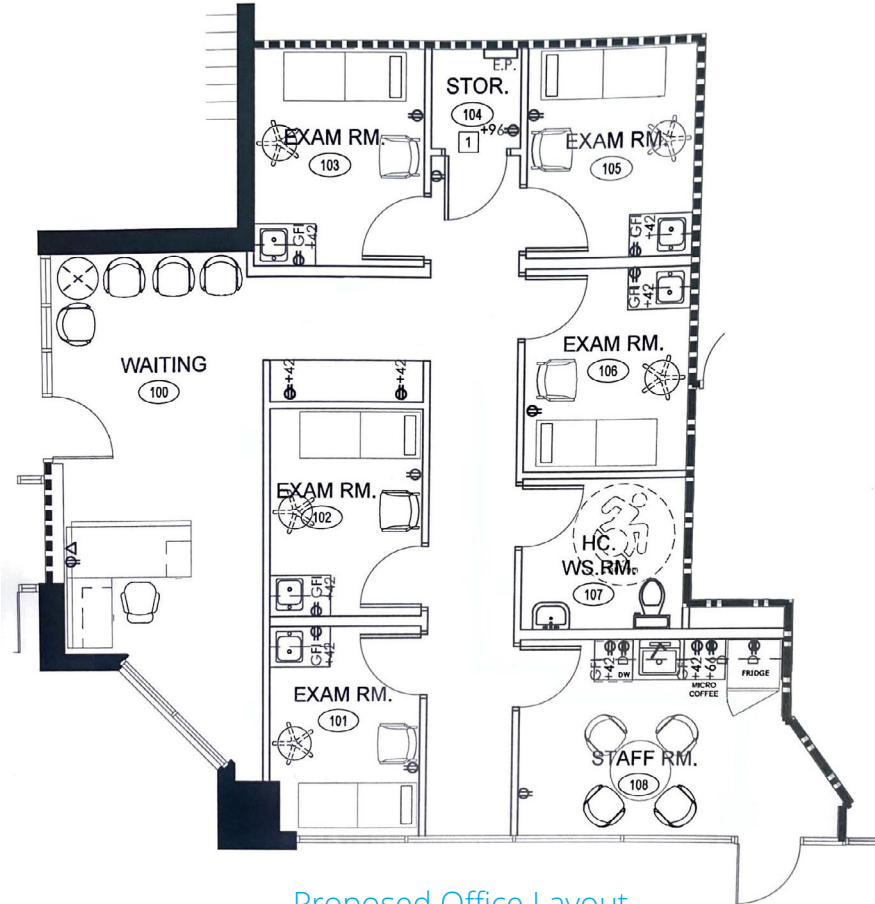
Suite 171 - 881 SF



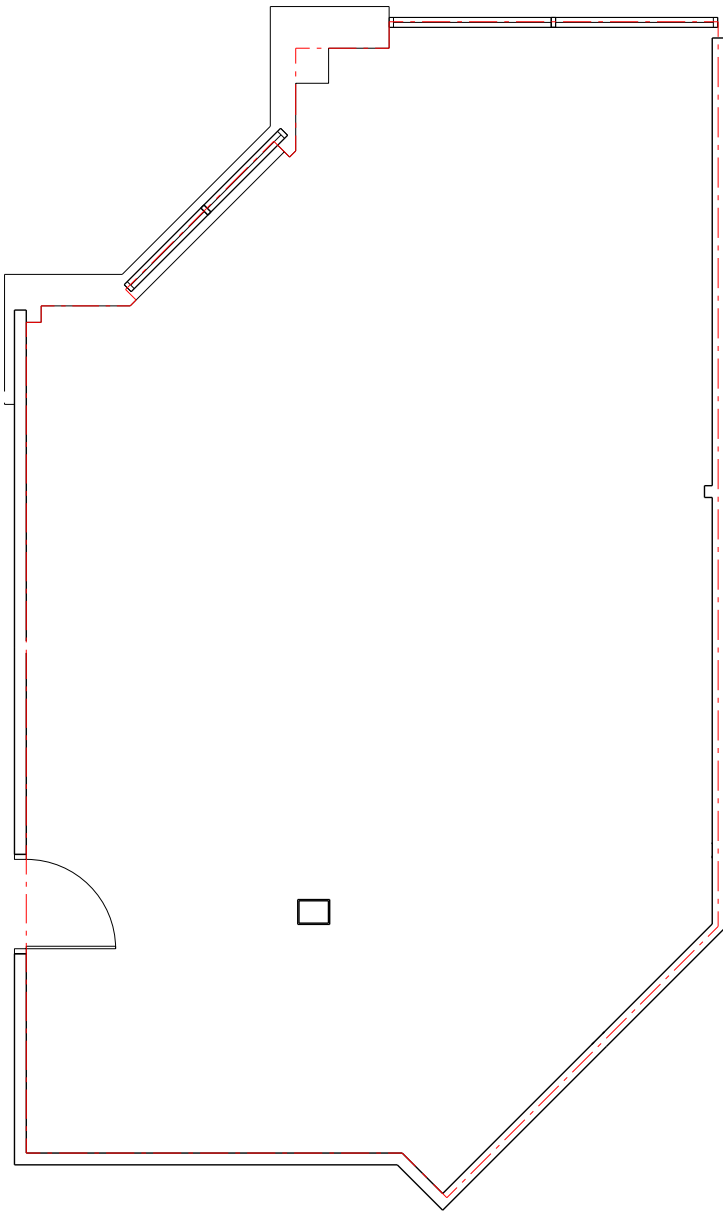
Suite 270 - 775 SF



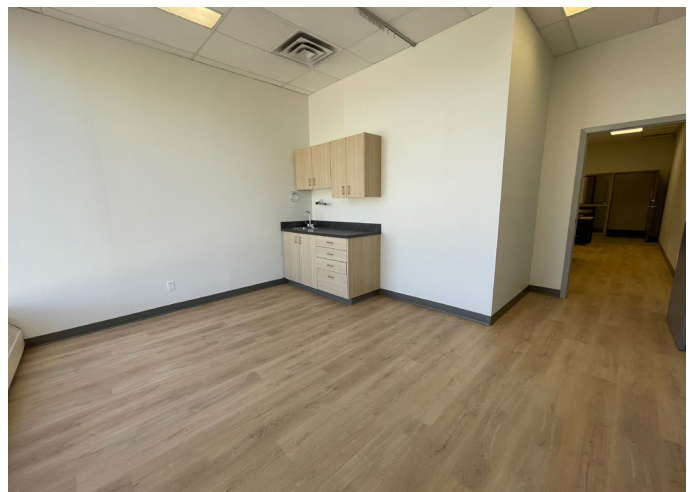
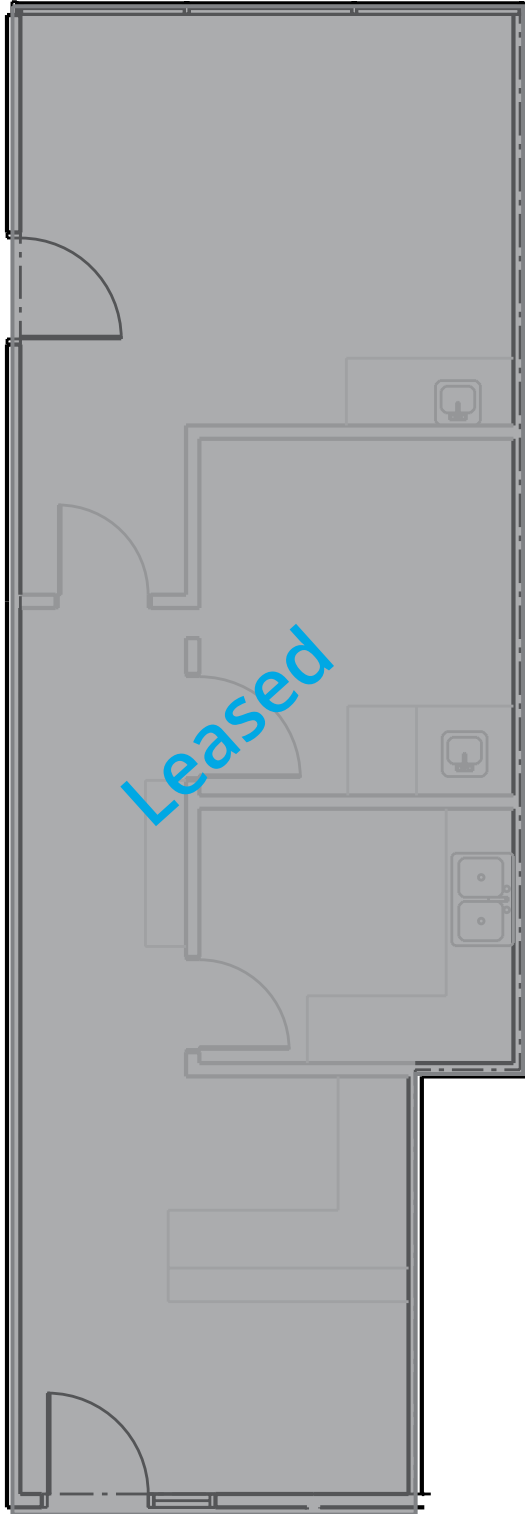
Suite 100 - 1,387 SF



Suite 101 - 911 SF



Suite 169 - 717 SF



Surrounding Amenities





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