



THREE UNITS REMAINING

LEASE RATE: STARTING FROM \$29.00 PSF

#103, 4315 - 55 Avenue
Red Deer | AB | T4N 4N7
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NEW RETAIL DEVELOPMENT

FOR LEASE

3321-3325 GAETZ AVENUE, RED DEER, AB

 **SALOMONS**
COMMERCIAL

PROPERTY DETAILS

-  South Gaetz
-  1,050 SF - 3,485 SF
-  C4 Commercial (Major Arterial) District
-  Plan 5286KS; Block 7; Lot 3&4
-  Ample
-  Fall 2021

ABOUT THE PROPERTY

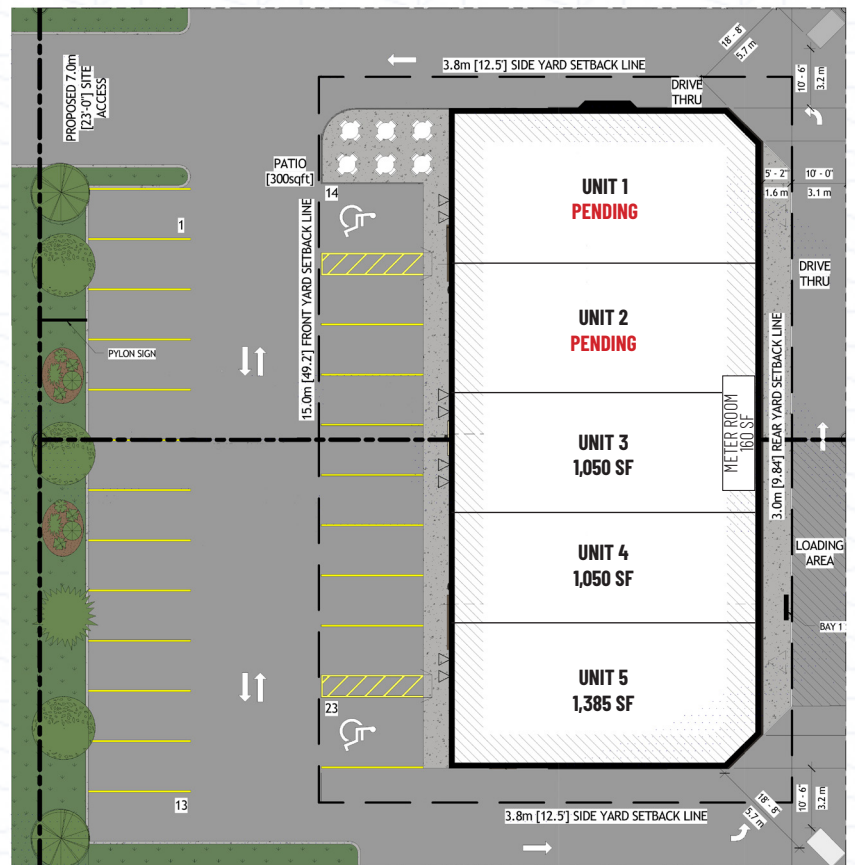
New 6,192 square foot commercial retail centre situated on Gaetz Ave, Red Deer's major arterial road. Neighbouring tenants include Cambridge Hotel & Conference Centre, IDA, Boston Pizza, and Petro Canada.

Ideal location for retail, restaurant, retail or professional office space.

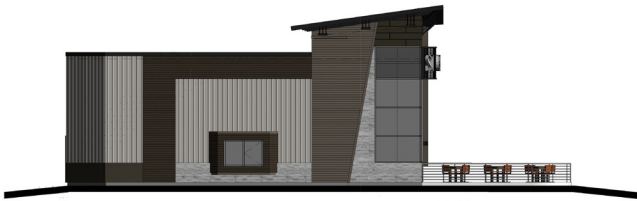
Permitted Uses:

- » Commercial Recreation facility
- » Commercial Service Facility
- » Merchandise Sales (excluding Cannabis Retail Sales)
- » Restaurant
- » Service and repair of goods traded in the C4 District

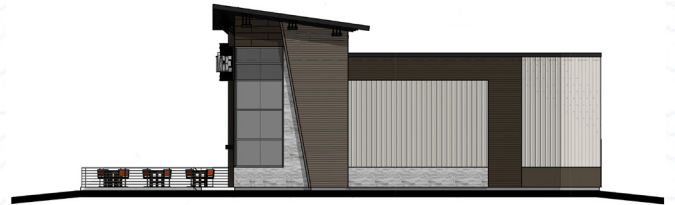
SITE PLAN



UNIT	UNIT (SF)	LEASE RATE	NNN'S
1	1,385	-	-
2	1,050	-	-
3	1,050	\$29.00 PSF	\$12.00 PSF
4	1,050	\$29.00 PSF	\$12.00 PSF
5	1,385	\$33.00 PSF	\$12.00 PSF



NORTH ELEVATION



SOUTH ELEVATION





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