

For Lease



## GREAT RETAIL LOCATION

3119 49 AVENUE  
RED DEER, ALBERTA

### BUILDING DETAILS



#### Zoning

C-4 Commercial



#### Parking

Ample



#### Power

100 amps



#### District

Commercial

### HIGHLIGHTS

- Excellent opportunity to open your business on the corner of 32 Street and 50 Avenue with excellent exposure and signage availability
- Tenants include Liquor Depot and Dino's Pizza and Pasta
- Easy to access main roads and highways with lots of passing traffic
- Lots of passing traffic
- Surrounded by lots of residential roof tops

### DEMOGRAPHICS

Courtesy of the City of Red Deer



#### Population

100,418



#### Median Age

34



#### Traffic Count

33,413 on Gaetz & 50th Avenue



#### Household Income (Family)

\$93,098

### PROPERTY DESCRIPTION

<b>Rate:</b>	Market
<b>Op Costs:</b>	\$10.69 psf (est.)
<b>Size:</b>	Unit 140B: 1,770 sq. ft.
<b>Available:</b>	Immediately
<b>Term:</b>	3 - 5 years +

**HEAD OFFICE**  
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

**AVENUE** | Commercial  
Real Estate Solutions

# LOCATION

3119 49 Avenue, Red Deer, Alberta



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

**Lorrie Whiteway**

*Associate*

**403.619.8255**

[lwhiteway@avenuecommercial.ca](mailto:lwhiteway@avenuecommercial.ca)

**Steven Butt**

*President*

**403.802.6766**

[sbutt@avenuecommercial.com](mailto:sbutt@avenuecommercial.com)

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