



GREAT RETAIL LOCATION

**4914 GAETZ AVENUE
RED DEER, ALBERTA**



HIGHLIGHTS

- High volume of foot traffic
- Located right down town in a very well know area
- Large retail bay windows
- Private washroom
- Below average operating costs
- Main floor retail

PROPERTY DESCRIPTION

| | |
|------------------------------|-------------|
| Market Rates: | \$28.00 psf |
| Op Costs & Taxes: | \$14.00 psf |
| Size: | 540 sq ft |
| Term: | Negotiable |
| Available: | Immediate |
| Parking: | Available |

BUILDING



Household Income
\$ 85,794



Median Age
37.5



Floors
1 Floor



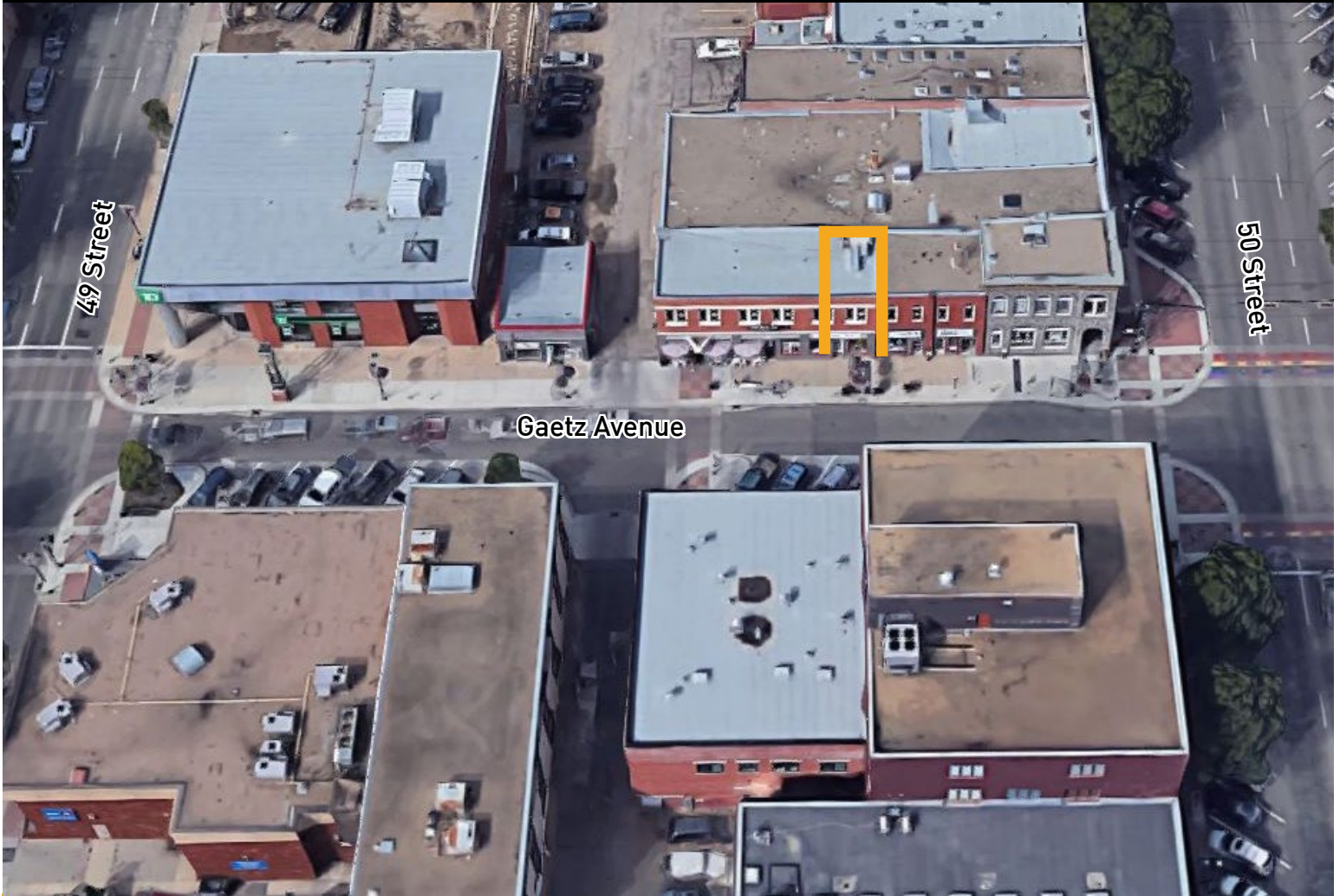
Zoning
C1

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

LOCATION

4914 Gaetz Avenue, Red Deer, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Steven Butt
President
403.802.6766
sbutt@avenuecommercial.com

Jason Dieser
Associate / Property Manager
587.545.9400
jdieser@avenuecommercial.ca

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.