

FOR LEASE

6005-6075 67A STREET
RED DEER, AB





About the Property

Now leasing two remaining units in a Class 'A' retail strip prominently located at 67 Street and 67A Street, with direct access to 59 Avenue and minutes from Taylor Drive—two of Red Deer's major arterial routes.

Units 110 and 120 offer 2,486 SF and 1,268 SF respectively, both in shell condition, providing flexibility for a wide range of retail or service-based uses. The spaces can accommodate custom layouts, with Unit 120 positioned as an end cap and Unit 110 offering in-line exposure—both suitable for high-visibility branding and tailored build-outs.

The site is C4-zoned and supports a broad mix of commercial uses. Each unit is separately metered for utilities, allowing independent control over power, gas, and water. Surrounded by strong co-tenancies including Tim Hortons, Esso, and BMO, this high-traffic location offers immediate possession and excellent potential for long-term positioning.

LEGAL DESCRIPTION

Plan 9322126, Block A, Lot 10A

UNIT SIZES

1,490 SF - 1,595 sf

LOCATION

67th Street

ZONING

C4 - Commercial (Major Arterial) District

LEASE RATE

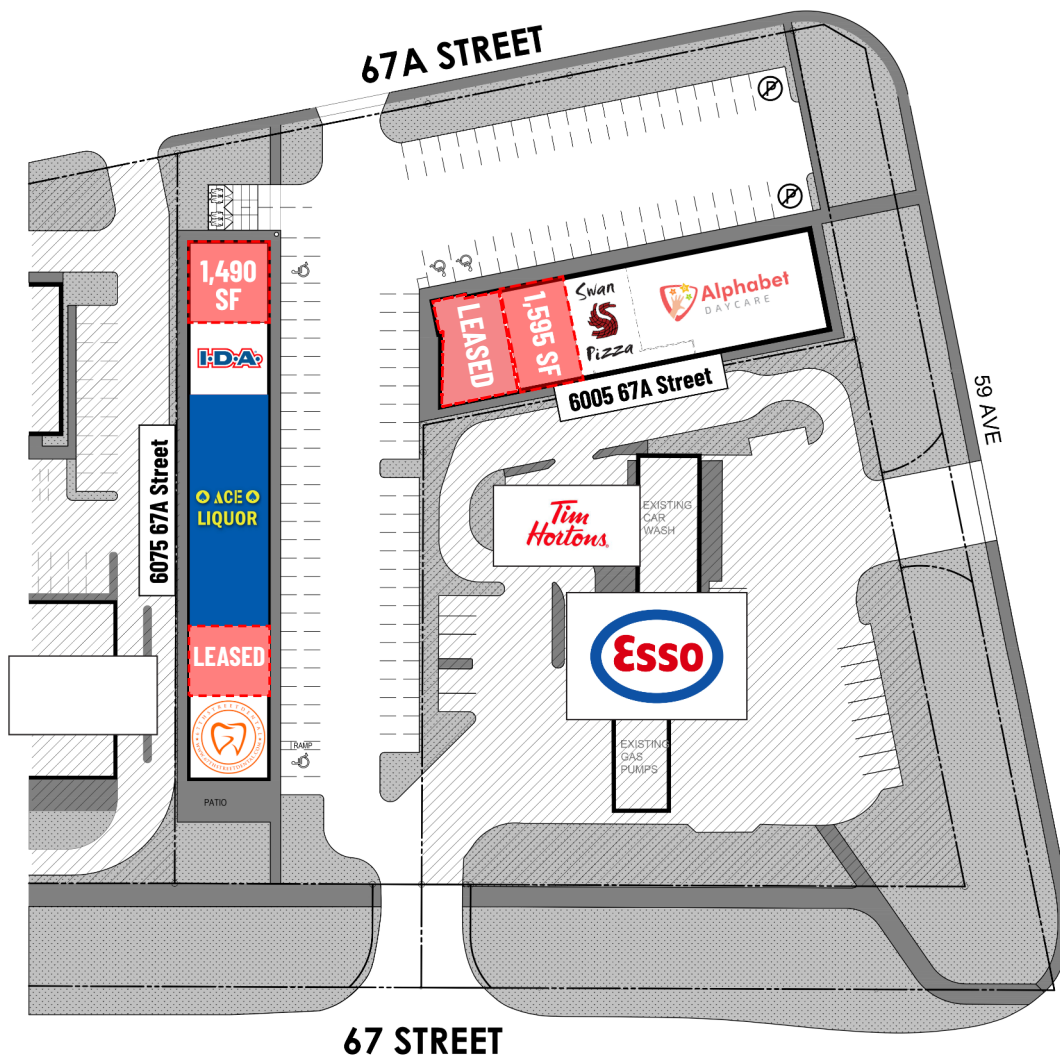
Market

ADDITIONAL RENT

\$11.00 PSF

POSSESSION

Immediate



BUILDING 'A' - 6075 67A STREET

Unit Number	Size (SF)	Lease Rate (PSF)	CAM & Taxes (PSF)	Monthly Rent	Possession
110	1,490	Market	\$11.00	-	Immediate
120	1,490	LEASED	-	-	-
130	1,490	LEASED	-	-	-
140	1,278	LEASED	-	-	-
150	1,490	LEASED	-	-	-
160	1,200	LEASED	-	-	-
170	1,790	LEASED	-	-	-

BUILDING 'B' - 6005 67A STREET

Unit Number	Size (SF)	Lease Rate (PSF)	CAM & Taxes (PSF)	Monthly Rent	Possession
110	1,927	LEASED	-	-	-
120	1,595	Market	\$11.00	-	Immediate
130	1,382	LEASED	-	-	-
140	1,595	LEASED	-	-	-
150	1,595	LEASED	-	-	-
160	1,595	LEASED	-	-	-



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#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7
www.salomonscommercial.com

Brett Salomons
Listing Agent
403.314.6187
brett@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Kelly Babcock
Partner/Broker
403.314.6188
kelly@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com