

PROMOTION

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*See Page 3 for more details**

FOR LEASE

4945 49TH STREET, RED DEER, AB



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About the Property

Two units now available in Uptown Plaza, centrally located in the heart of downtown Red Deer. Positioned on the prominent corner of 49th Street and Gaetz Avenue, this high-visibility location benefits from steady pedestrian and vehicle traffic along two major arterial roads.

Available spaces include a 1,875 SF main floor unit, ideal for office or retail use, featuring large windows along 49th Street and easy customer access. Ample street parking is available directly in front of the building, with additional parking options throughout nearby downtown lots.

A second unit, totalling 3,903 SF, offers a spacious corner retail layout with excellent exposure at the main intersection. The space is built out with a large open retail area, multiple private offices, a storage room, two washrooms, and a break room. The basement also provides additional storage area. Possession is negotiable.

Surrounding businesses include Music Centre Canada, TD Canada Trust, Schnell Hardy Jones LLP, IG Wealth Management and the Sorenson Station transit hub.

Landlord will consider selling the property.

LEGAL DESCRIPTION

Condo Plan 9926656, Unit 1

UNIT SIZES

1,875 SF - 3,903 SF

LOCATION

Downtown

ZONING

C1 - Commercial (City Centre) District

LEASE RATE

\$6.00 PSF* - \$13.00 PSF

CAM & TAXES

\$6.75 PSF

POSSESSION

Immediate

4945 49th Street



LEASE RATE*
\$6.00 PSF



CAM & TAXES
\$6.75 PSF



RENTABLE AREA
1,875 SF



MONTHLY RENT
\$1,992.19 + GST



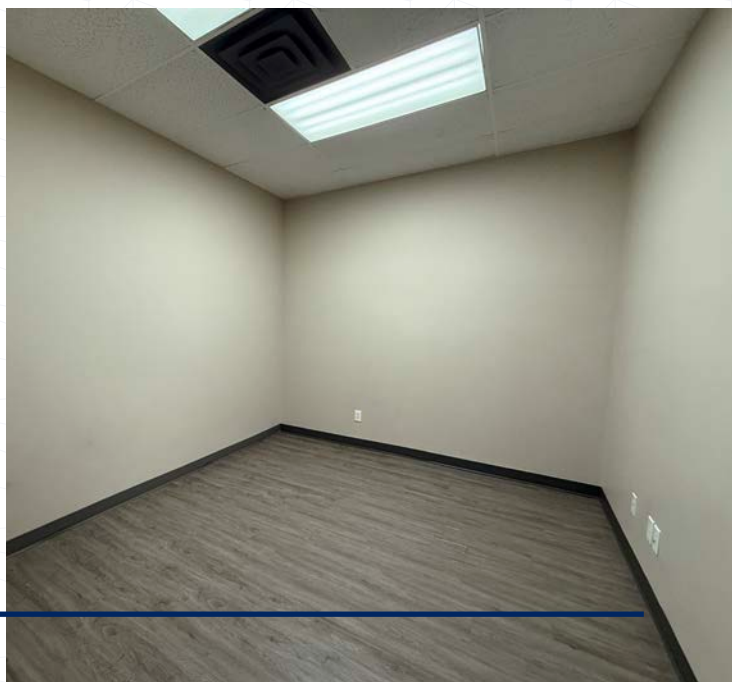
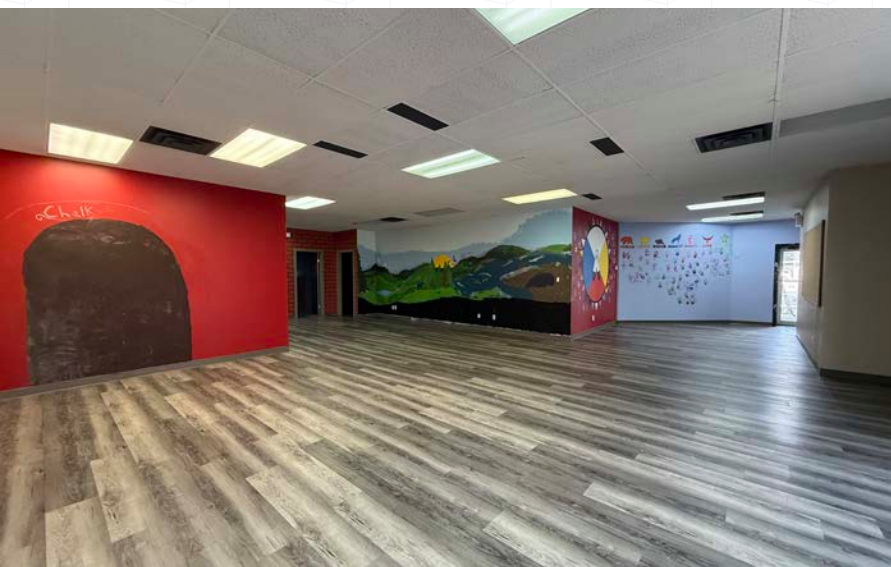
POSSESSION
Immediate

- > Well maintained end cap unit located along 49th Street.
- > Features a reception/waiting area, large open work area, (3) private offices and (2) washrooms.

PROMOTION

\$3.00 Net Rent (First Year Only)
3 Free Months Rent
On a **3** Year Term

Promotion is only valid for **4945 49th Street. Subject to lease terms and tenant qualification, landlord reserves the right to modify or cancel this promotion at any time.*



Unit 3, 4815 50th Avenue



LEASE RATE
\$13.00 PSF



CAM & TAXES
\$6.75 PSF (20250)



RENTABLE AREA
3,903 SF (est.)

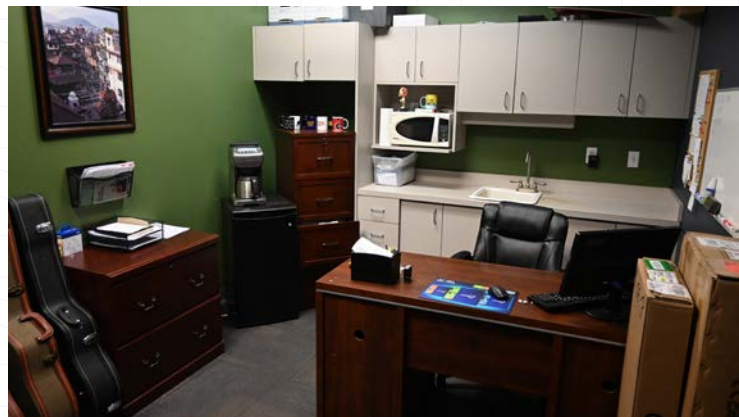
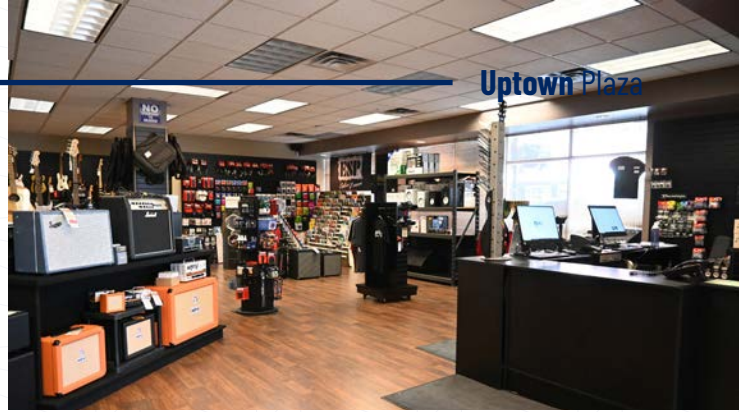
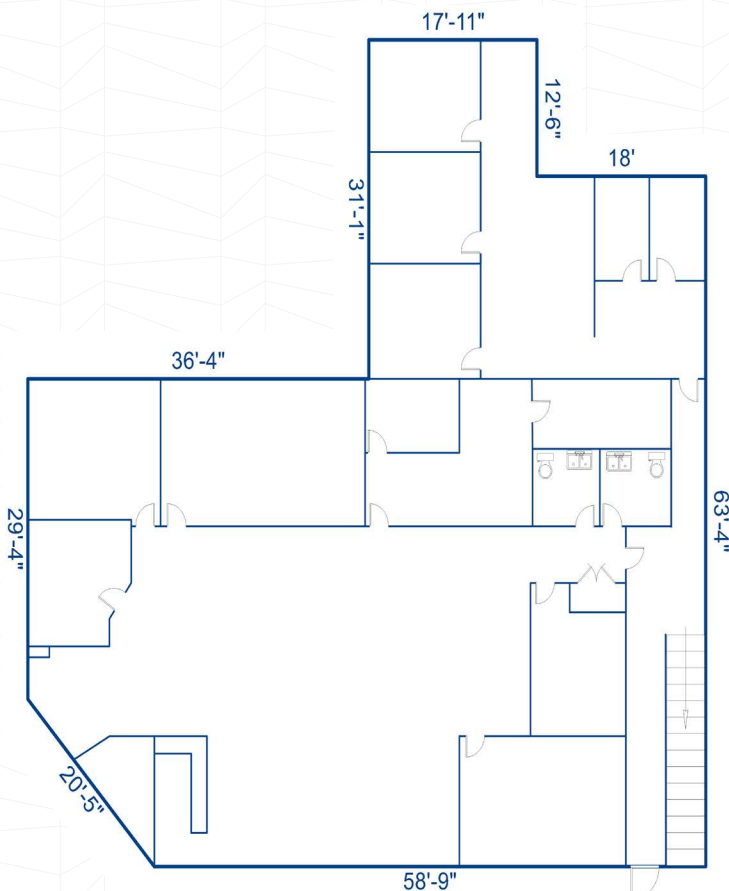


MONTHLY RENT
\$6,423.69 + GST (est.)



POSSESSION
Negotiable

- › Corner retail unit off of 49th Street and Gaetz Avenue
- › Unit is comprised of a large retail area, multiple private offices, storage room, (2) washrooms, and break room
- › Basement offers extra storage
- › Possession is negotiable





Central Alberta's Ambassador for Commercial Real Estate



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