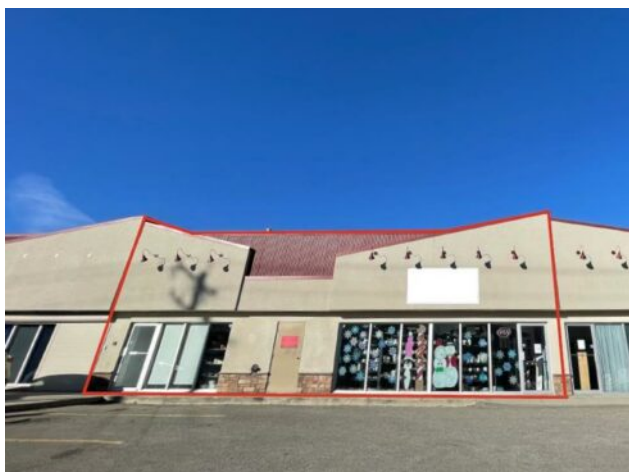


Bay 6 & 7, 4946, 53 Avenue Avenue
Red Deer, Alberta

MLS # A2243400



\$11 per sq.ft.

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	West Towne Centre
Bus. Name:	-
Size:	2,400 sq.ft.
Zoning:	DC - Direct Control Distr
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Great Opportunity to lease an Air-Conditioned, MOVE-IN READY retail space. This property is Shadow-Anchored by SUPERSTORE with neighboring tenants including, Your Wedding Place, Red Deer Bingo, and Dollarama. This space is extremely versatile and should be seen in person to appreciate. This space comes with 2 bathrooms, 1 Office, and a large versatile retail space. Basic rent starting at \$11.50/sqft + Common Area Costs. Common Area Costs are estimated at \$5.51/sqft for 2025.