

202 & 203, 6702 Golden West Avenue  
Red Deer, Alberta

MLS # A2272765

**\$35 per sq.ft.**



**Division:** Golden West

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,305 sq.ft.

**Zoning:** C-4

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 8.18 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See remarks

Exceptional opportunity to lease a fully equipped medical suite in Golden West Plaza, located at the prominent corner of 67th Street and Johnstone Drive. This modern, well-maintained space offers immediate possession and comes complete with a full array of dental and medical furnishings, ideal for a practitioner seeking a seamless move-in experience. The unit features five patient rooms, each designed with passthrough cutouts for integrated equipment use, a dedicated X-ray room, and two private offices. A central sterilization corridor is outfitted with dental tools and ample storage. The reception area includes a functional front desk, a welcoming waiting area, and a children's corner with interactive light-up flooring and a TV. Additional amenities include public and private washrooms, a fully outfitted staff lunchroom with stove, fridge, washer, and dryer. The office space incorporates modern design elements, including glass doors and quality finishes throughout. Located in a busy commercial hub with strong co-tenancy, including McDonald's, Subway, Tommy Guns, Esso, State & Main, Jiffy Lube, and Ricky's. This is a rare turn-key opportunity for dental or medical professionals in a high-exposure, service-oriented plaza. Additional rent is \$18.00 PSF, (doesn't include utilities)