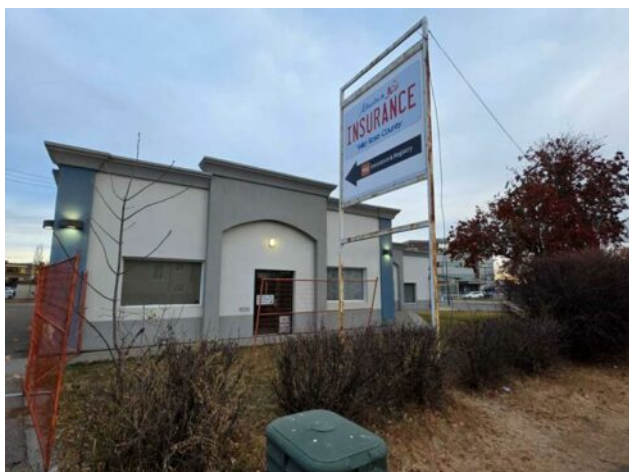


**B, 5406 43 Street
Red Deer, Alberta**

MLS # A2285021



\$14 per sq.ft.

Division: Capstone

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,360 sq.ft.

Zoning: CAP-TD

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Mixed

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: Level, Paved

Inclusions: N/A

Versatile 3,369 sq. ft. office and multi-use commercial space located in Red Deer's desirable Capstone area, positioned directly beside CAMIS and a registries office. The space offers a functional layout with multiple private offices, a large multi-use/open area suitable for meetings, training, or collaborative work, and multiple bathrooms to accommodate staff and clients. The property benefits from ample on-site parking and adjacent green space, creating a strong environment for client-facing or community-oriented users. The outdoor green space provides excellent potential for licensed or private daycare use, early learning programs, or other uses requiring dedicated outdoor areas, subject to approvals. An ideal opportunity for professional services, medical or wellness users, daycare operators, non-profits, or organizations seeking a well-located space in a growing mixed-use district with nearby amenities and strong accessibility.