

Unit 201A, 3215 49 Avenue
Red Deer, Alberta

MLS # A2089682



\$14 per sq.ft.

Division: South Hill

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Piper Crossing Plaza

Bus. Name: -

Size: 2,343 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Unit 201A 2,343 SF. (Second Floor) Rent: 2,343 SF @ \$14.00/SF = \$32,802.00/yr or \$2,732.33/m.
\$14.39/SF = \$33,701.38/yr or \$2,808.45/m.

Op Costs: 2,342 SF @

Zoning: DC20 - Direct Control. Spaces can be divided if needed.

Highlights: Close proximity to both the downtown core and the heart of Red Deer's retail district • Commercial/retail space located just off of South Gaetz Avenue • Ample common paved parking • Neighboring businesses include nail salon, dentist, pharmacy, optometrist, medical clinic and osteopath • Permitted uses include: Restaurants, health and medical services, commercial service and recreational facility • Elevator access to the second floor