



5008 50 Street, Red Deer, Alberta

Ross Street Office Space For Lease

Blair McArthur

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Property Overview

Civic Address	5008 50 Street, Red Deer, Alberta
Legal Address	Plan H; Block 11; Lot 10 & 11
Location	Downtown
Zoning	C-1 (City Centre Commercial Zone)
Year Built	1975
Rentable Area	Unit 300: 224 SF Unit 303: 1,900 SF
Term	Negotiable
Asking Lease Rate	Market
Opt. Costs	\$13.91 PSF
Available	Immediate



Easy access
to major
thoroughfares



Walking
distance to new
courthouse and
city hall



Near downtown
coffee shops and
restaurants



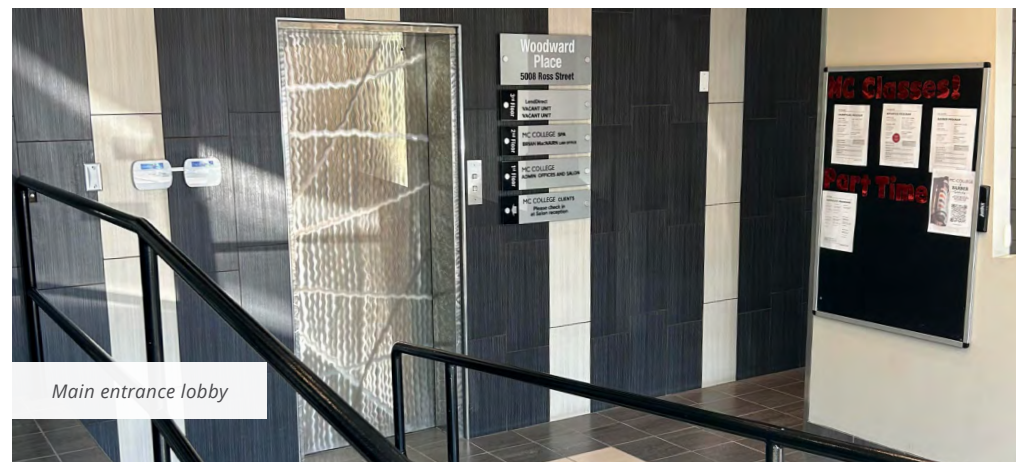
Main street
entrance
and parking



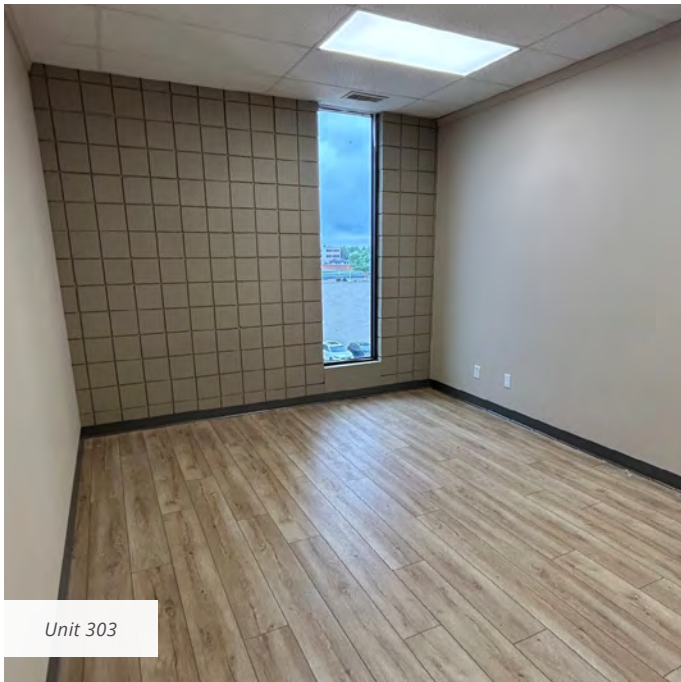
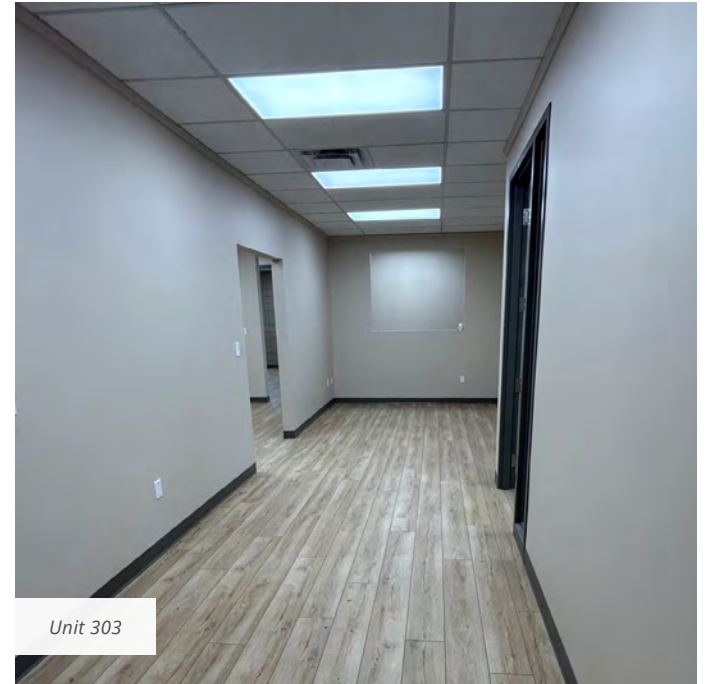
Building exterior



Building exterior

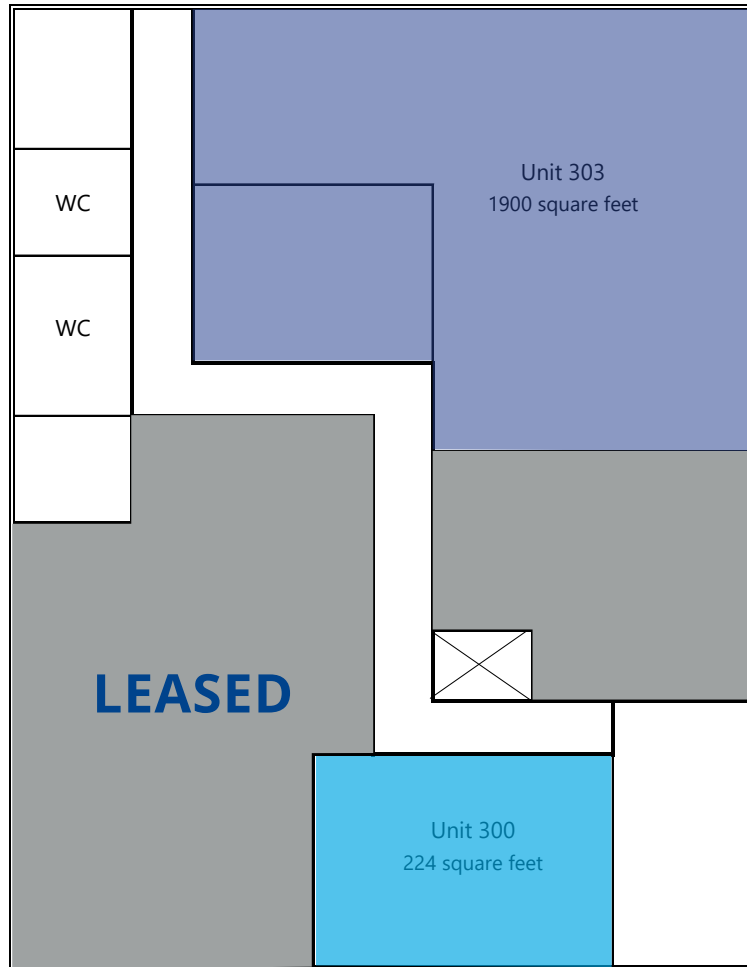


Main entrance lobby



Floor Plan

3rd Floor Woodward Building



Highlights

- Tenant improvement allowance for qualified tenants
- Recently upgraded flooring, paint, and lighting
- Dedicated AC for each unit
- Main tenant MC College (hairstyling and esthetics)

±2,124
square feet
available

An aerial photograph of a city street intersection in Red Deer, Alberta. The image shows a grid of streets with various commercial buildings and parking lots. A blue location pin is placed on 508 50 Street. Several business names are labeled in blue boxes with white text: Colliers (top left), Superstore (top left), National Bank (left), TD Bank (bottom left), Scotiabank (center, near the pin), RBC (center), Ross Street Ice Cream (center), City Roast (center), Sprouts (center), 53 on Ross (center), Taco Loft (center), Stantec (center), Caballo Blanco Bistro (right), City Hall (bottom right), and New Court House (bottom right).

Colliers

Superstore

National Bank

TD Bank

Scotiabank

RBC

Ross Street Ice Cream

City Roast

Sprouts

53 on Ross

Taco Loft

Stantec

Caballo Blanco Bistro

City Hall

New Court House

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