

# For Lease



Red Deer, AB

## 4909 50<sup>th</sup> Street

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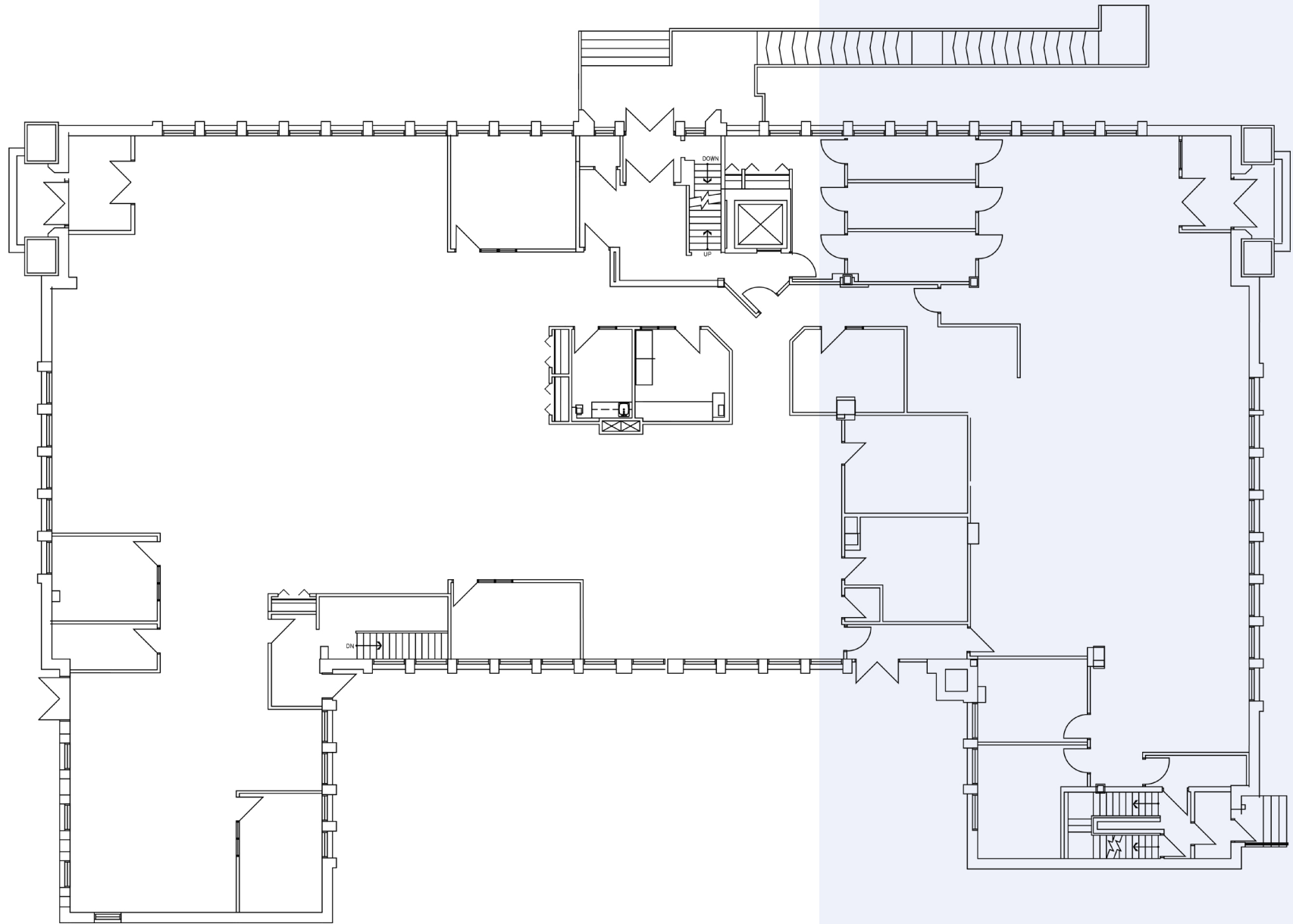


# Property Overview

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address</b>         | 4909 50 <sup>th</sup> Street Red Deer, AB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Unit Size</b>       | ±10,764 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Year Built</b>      | 1950                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Zoning</b>          | C1 - City Centre District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Lease Rate</b>      | Competitive Market                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Additional Rent</b> | \$9.50 PSF (est. 2026)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Parking</b>         | Up to 22 surface stalls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Available</b>       | Immediately                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Comments</b>        | <ul style="list-style-type: none"><li>• Historic Government of Canada building with heritage character</li><li>• Main floor opportunity offering customizable office space</li><li>• Prominent downtown location located on Ross Street</li><li>• On-site parking available with additional parking conveniently located in the adjacent public parking lot and nearby city parkade</li><li>• Open-concept layout ready for tenant improvements and configuration</li><li>• High ceilings and expansive wraparound windows providing abundant natural light</li></ul> |



# Property Floorplan





 **REAL CANADIAN  
SUPERSTORE**

WarrenSinclair.LLP  
LAWYERS

 **TELUS**

 **Scotiabank**

 **TACOLOFT**  
Est. 2020

 **Jungle**

 **Rexall**

Ross St

 **RBC**

 **Towne Centre  
MALL**

 **JMM**  
SINCE 1953

 **TD**

 **P**

WarrenSinclair.LLP  
LAWYERS

Gaetz Ave N

 **THE CITY OF  
Red Deer**

**Red Deer  
Justice Centre**

 **RED DEER  
PUBLIC LIBRARY**

Gaetz Ave S

 **CPU**  
CANADIAN PIZZA UNIONS  
FLAVOR FREE TOPPINGS

 **P**

# Central

LOCATION



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