



# FOR LEASE

## Medical Dental Building

3939 50A Ave Red Deer, AB



## Property

- Excellent location across from the Red Deer Regional Hospital
- Numerous upgrades being done to the building
- New elevator being installed in the summer of 2018
- Ample parking available for customers and staff
- Several spaces available that can be demised for client needs
- Managed by one of Red Deer's foremost Property Management companies
- **Note:** Elevator will be out of service effective August 1, 2018 for approximately 90 days

**Glenn Moore**  
Owner/Manager  
403 318 8085  
glenn@remaxccrd.com

**Jeremy Makila**  
Owner/Manager  
403 373 7333  
jeremy@remaxccrd.com

**Cam Tomalty**  
Senior Associate  
403 350 0075  
cam@remaxccrd.com

**RE/MAX Complete Commercial**  
#401, 4911 - 51<sup>st</sup> Street  
Red Deer, AB T4N 6V4  
**403 986 7777**



## Property Details

Address	3939 50A Ave Red Deer, AB
Total Area	591 SF - 4,203 SF
Parking	Shared parking for clients
Possession	Negotiable

## Available Units

#104	720 SF	\$13.00/SF
#203	970 SF	\$12.00/SF

### Third Floor availability as of May 2018

#303	615 SF	\$10.00/SF
#304	615 SF	\$10.00/SF
#305	600 SF	\$10.00/SF
#306	591 SF	\$10.00/SF

### Fourth floor availability as of May 2018

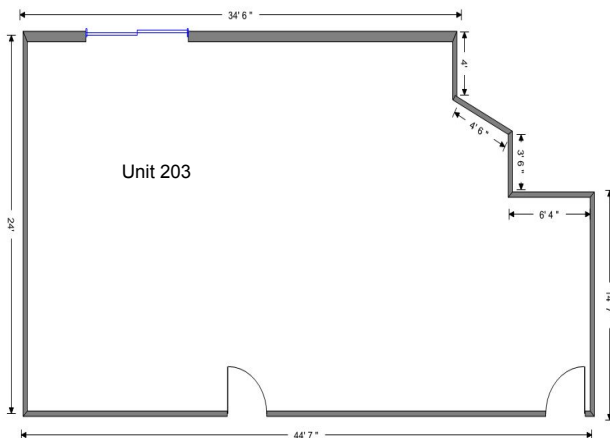
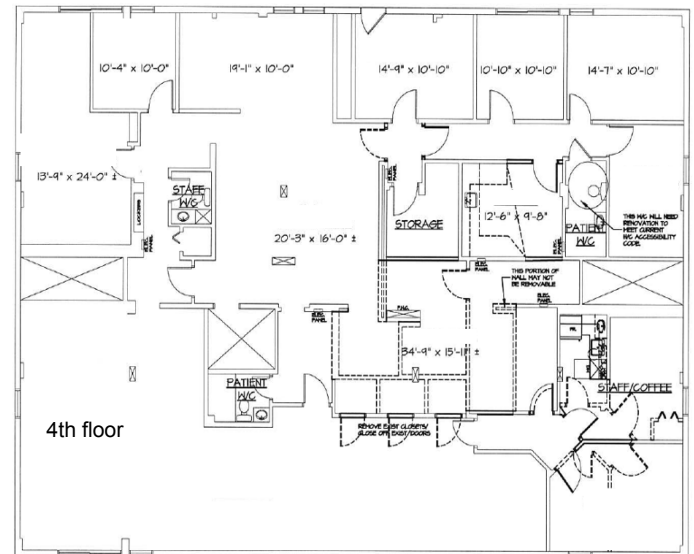
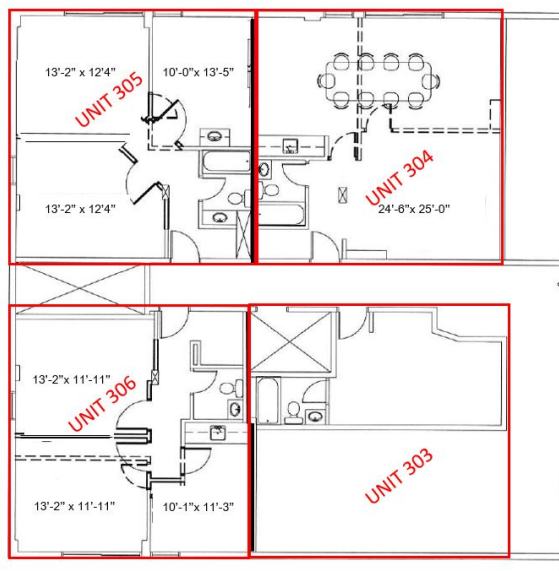
Total Area	4,203 SF	\$10.00/SF
------------	----------	------------

## Financials

Lease Rate	\$10.00/SF - \$13.00/SF
Operating Costs (NNN)	\$13.36/SF



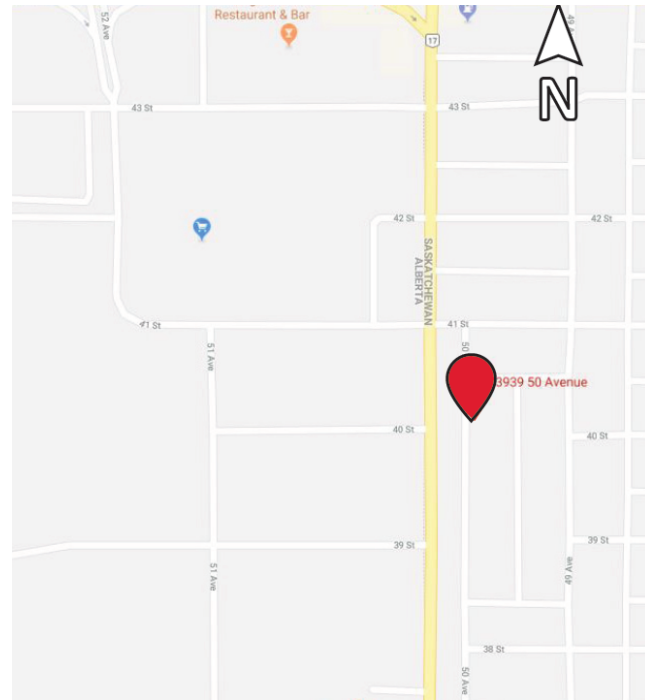
## Floor Plans and Photos





## Location

Located in the Medical Dental Building, just across the street to the East of the new main entrance of the Red Deer Regional Hospital and South of the Emergency entrance.



## Contact Us

### Glenn Moore

Owner/Manager  
403 318 8085  
glenn@remaxccrd.com

### Jeremy Makila

Owner/Manager  
403 373 7333  
jeremy@remaxccrd.com

### Cam Tomalty

Senior Associate  
403 350 0075  
cam@remaxccrd.com

### RE/MAX Complete Commercial

#401, 4911 - 51<sup>st</sup> Street  
Red Deer, AB T4N 6V4  
(403) 986-7777

