



**GRASSROOTS**  
REALTY GROUP

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**4929 Ross Street  
Red Deer, Alberta**

**MLS # A2234239**

**\$999,900**



**Division:** Downtown Red Deer

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Towne Centre Mall

**Bus. Name:** -

**Size:** 30,100 sq.ft.

**Zoning:** C1

**Heating:** Boiler, Fan Coil, Natural Gas

**Floors:** -

**Roof:** Flat Torch Membrane

**Exterior:** See Remarks

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.22 Acre

**Lot Feat:** -

Towne Centre Mall is a 30,100 sq ft retail/office plaza located on bustling Ross Street, directly across from the Ross Street Patio which has many popular shops and restaurants with summertime outside seating and live music. It's also around the corner from Little Gaetz Ave. which hosts summertime markets every week. 21 lease spaces of varying sizes are perfect for small business startups and boutiques. Existing tenants range from a cafe to barber shop, stamps and coins, beauty salon, laser treatments, photography studio etc. Large, airy common areas and glass storefronts give it a mall feel. Common washrooms on all floors.