

1-833-477-6687 aloha@grassrootsrealty.ca

430, 3020 22 Street Red Deer, Alberta

Heating:

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

n/a

MLS # A2252375



\$34 per sq.ft.

Aspen Ridge Mixed Use

Bus. Type: Sale/Lease: For Lease Bldg. Name: -**Bus. Name:** Size: 2,041 sq.ft. Zoning: C-2 Addl. Cost: **Based on Year: Utilities:** Parking: 7.41 Acres Lot Size: Lot Feat:

This 2,041 SF retail unit is available for lease in East Hill Shopping Centre, a high-traffic commercial hub in Red Deer. Positioned at the corner of 30th Avenue and 22nd Street, the site offers multiple access points and strong visibility, supported by a diverse tenant mix including Save-On-Foods, Tim Hortons, McDonald's, Subway, State & Main, and East Hill Walk-In Clinic. The unit features a professionally finished interior with a welcoming reception and waiting area, multiple patient rooms or private offices, a dedicated staff lunchroom, and washrooms. Interior improvements include modern finishes, dark wood cabinetry, and decorative feature walls, well-suited for medical, wellness, or professional service uses. Zoned C2, the property allows for a wide range of commercial applications. Pylon signage is available at an additional cost, offering further branding opportunity. Immediate possession available, ideal for tenants seeking a turnkey space in a busy retail environment with steady consumer draw. Additional Rent is \$15.19 PSF + Mgmt Fees.

Division:

Type: