



410, 3020 22 Street
Red Deer, Alberta

MLS # A2142320



\$26 per sq.ft.

Division: Aspen Ridge

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,604 sq.ft.

Zoning: C2B

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 7.41 Acres

Lot Feat: -

This 1,604 SF end cap unit is available for sublease located in the bustling East Hill Shopping Centre, at the high-traffic corner of 30 Avenue and 22nd Street. The shopping centre hosts prominent businesses such as Save on Foods, Tim Horton's, McDonald's, Fas Gas, Tommy Guns, Dog & Cat Hospital, and Hucal & Edwards Orthodontics, ensuring a steady stream of potential customers. The space boasts newer flooring and fresh paint, featuring a wide-open retail area with a sales counter, two changerooms, a washroom, and a private office/storage room. Track lighting and wrap-around windows on the southeast side provide ample natural light, enhancing the retail environment. Included are two designated parking stalls, with additional common parking available. The unit is ready for immediate possession, presenting an excellent opportunity for your business. Head lease expires February 26, 2026, reduced lease rate applies until head lease expiration. Pylon signage is offered at an additional cost. Additional Rent is \$15.94 PSF, doesn't include management fees.