



**GRASSROOTS**  
REALTY GROUP

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**4303 50 Avenue**  
**Red Deer, Alberta**

**MLS # A2151863**



**\$30 per sq.ft.**

<b>Division:</b>	Downtown Red Deer
<b>Type:</b>	Office
<b>Bus. Type:</b>	Medical ,Mixed
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Red Deer Medical Plaza
<b>Bus. Name:</b>	-
<b>Size:</b>	28,000 sq.ft.
<b>Zoning:</b>	C1
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	0.65 Acre
<b>Lot Feat:</b>	City Lot, Cleared, Corner Lot, Near Shopping Center, Near

<b>Heating:</b>	Natural Gas
<b>Floors:</b>	-
<b>Roof:</b>	Metal
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

NEW-TO-MARKET in 2025! C21 is proud to present this excellent leasing opportunity for businesses seeking high-quality medical and office spaces. Starting at \$30/PSF, This well-positioned medical office plaza, consists of up to 28,000 sq ft on three levels. Main-floor of 7,089 SQ FT, Second-floor of 11,489 SQ ft, and third-floor of 10,450 SQ FT of leasable space. Elevator serviced, this High-end medical plaza will Cater to Doctors, Specialists, Dental, URGENT CARE FACILITY SPECIALISTS, X-Ray and Imaging centres and more! One of the most Exceptional locations available in Red Deer! Located across from Red Deer Regional Hospital, with multiple access points from Gaetz ave/ 43rd street. The 0.66 acre property boasts 50+ customer parking stalls, (2 for every 1000 sq ft) loading/ unloading, and shipping/ receiving. Attractive lease rates, with generous Tenant Improvement Allowances, makes this move, your best move. C1 Zoned to accommodate your medical services business needs, catering to the growing demand of the newly awarded \$1.8 BILLION DOLLAR Hospital expansion in Red Deer, over the next several years.