



**GRASSROOTS**  
REALTY GROUP

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

3, 4940 54 Avenue  
Red Deer, Alberta

MLS # A2187851



**\$10 per sq.ft.**

Division: Railyards

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,400 sq.ft.

Zoning: DC(28)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in the Railyards, this 4,400 SF unit was formerly used as a Martial Arts Studio. The unit features a reception area, two large change rooms with showers and washrooms, storage space, a staff lunch room, and a wide-open area in the back of the unit. There are windows along the front and rear, as well as two entrances. Ample parking is available behind the building, as well as some parking directly in front. Additional Rent is estimated at \$5.50 per square foot for the 2025 budget year. This rate is for the first year of a long-term lease to a qualified Tenant. TIA may be negotiable.