



**GRASSROOTS**  
REALTY GROUP

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100, 5201 43 Street  
Red Deer, Alberta

MLS # A2195406



**\$1,964 per month**

**Division:** Downtown Red Deer

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** CENTRAL ALBERTA PROFESSIONAL CENTER

**Bus. Name:** -

**Size:** 1,387 sq.ft.

**Zoning:** C1

**Heating:** Baseboard, Hot Water, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat

**Utilities:** -

**Exterior:** Brick

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Great location close to Hospital, Cancer Center, CBI Health, Dental Office - Perfect for Health Industry Professionals. Access to major roadways. This unit is ready for your personal touches and is a nice size at 1387 sq ft. Plenty of parking in the paved parking lot for tenants and visitors. This attractive building is host to a popular Pharmacy - Lease Rate is \$17/psf with NNN of 1660.93(budgeted yearly). New Carpets and Paint throughout the common areas. Excellent exposure and a great downtown location with parking! Let's get started!!