

**Blackstone**

**For Lease**

3215 49 Avenue | Red Deer, AB

**Well Located Plaza Near Downtown & Retail Hub**

# Piper Crossing Plaza



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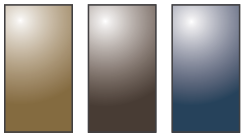
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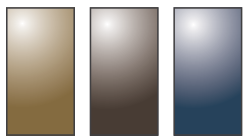
# Property Details

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## Well Located Plaza Near Downtown & Retail Hub



		Area	NNN Rent
Size Available	Unit 103	1,207 SF	\$28 PSF
	Unit 201A	2,217 SF	\$15 PSF
Availability	Immediate		
Net Rate	Contact Associate		
Op Costs	\$14.74 PSF (Tax, insurance, CAM and common area utilities)		
Zoning	DC20 - Direct Control		
Signage	Fascia & Pylon		
Highlights	<ul style="list-style-type: none"><li>• Conveniently located near downtown and Red Deer's main retail district</li><li>• Office/Retail space just off South Gaetz Avenue</li><li>• Plenty of shared paved parking available</li><li>• Adjacent to businesses such as a nail salon, dentist, pharmacy, optometrist, and osteopath</li><li>• Approved uses include restaurants, health and medical services, commercial services, and recreational facilities</li><li>• Elevator access to the second floor</li></ul>		

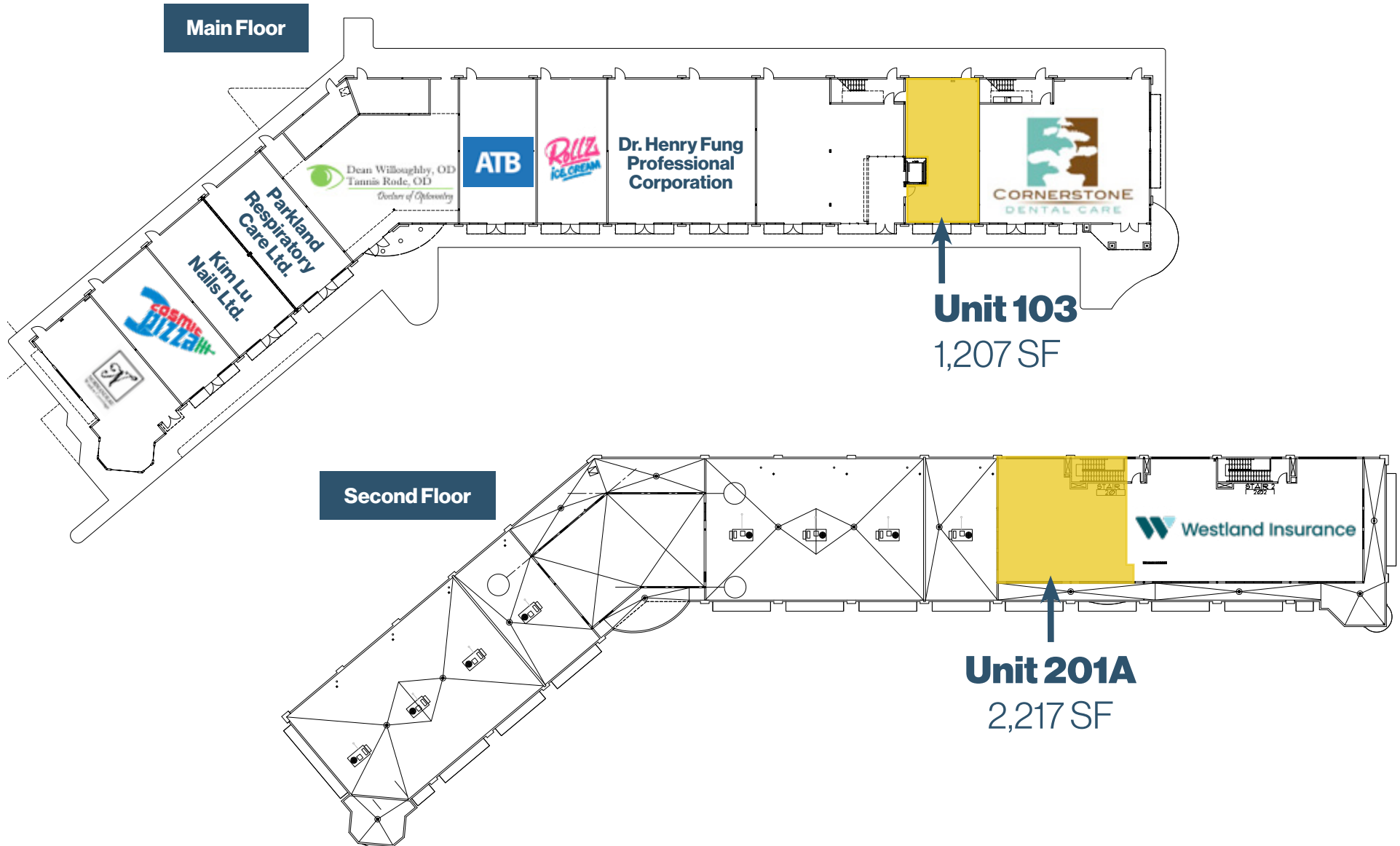


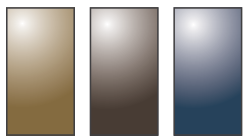
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# Site Plan

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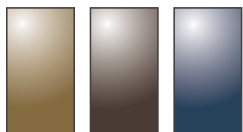
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**Unit 201A**





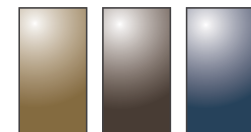
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# Location

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# Thank you for your Interest



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