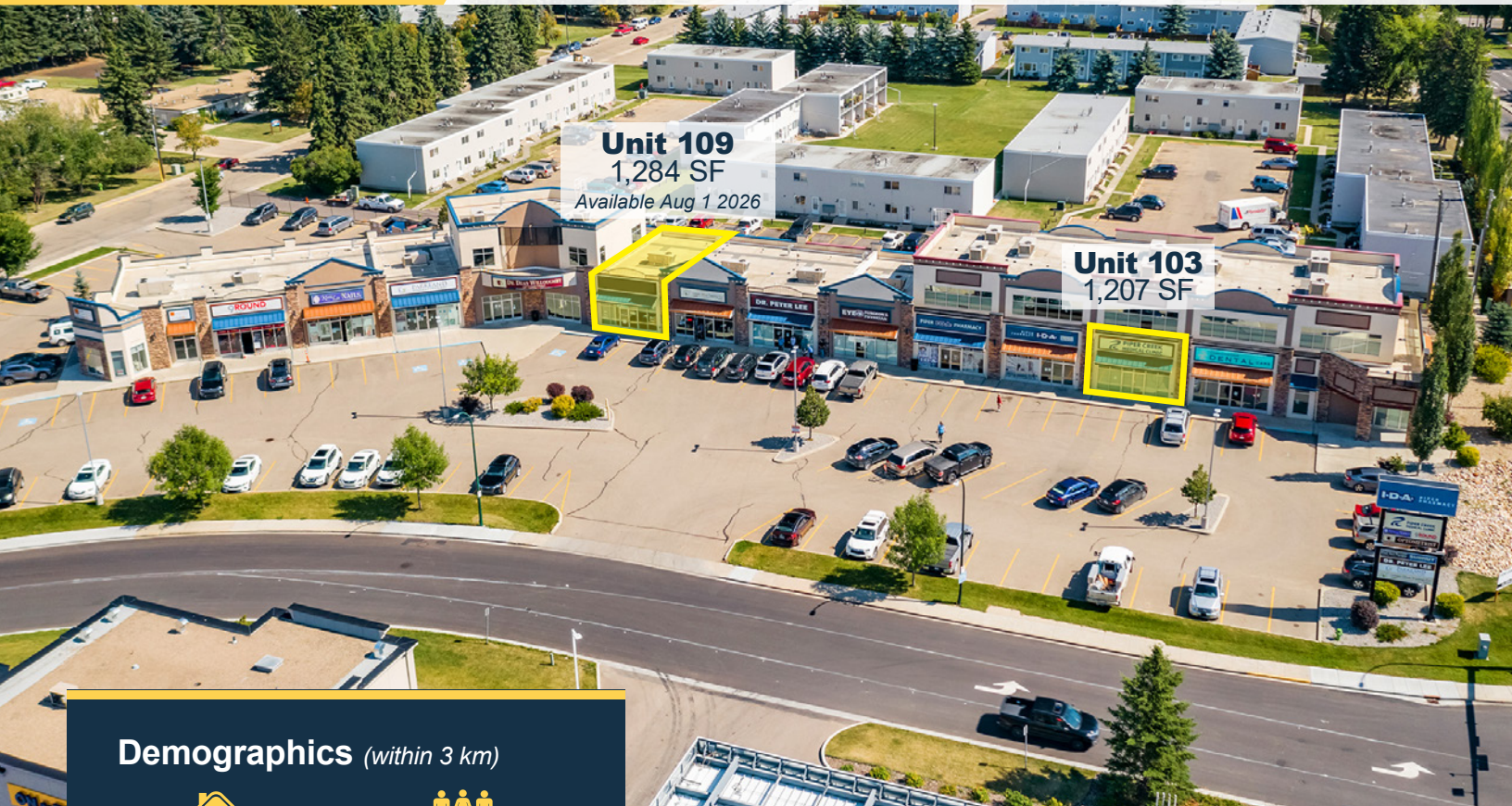


For Lease

3215 49 Avenue | Red Deer, AB



Unit 109
1,284 SF

Available Aug 1 2026

Unit 103
1,207 SF

Demographics (within 3 km)



NEIGHBORHOOD
South Hill



POPULATION
41,618



MEDIAN AGE
40.5



HOUSEHOLD INCOME
\$109,977

Building Details



PARKING
Ample



YEAR BUILT
1980



TRAFFIC COUNT

42,020 VPD | 2 Hwy & Township Rd 381 A NW
20,770 VPD | 32 Street at 49 Avenue



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5

P (403) 214-2344

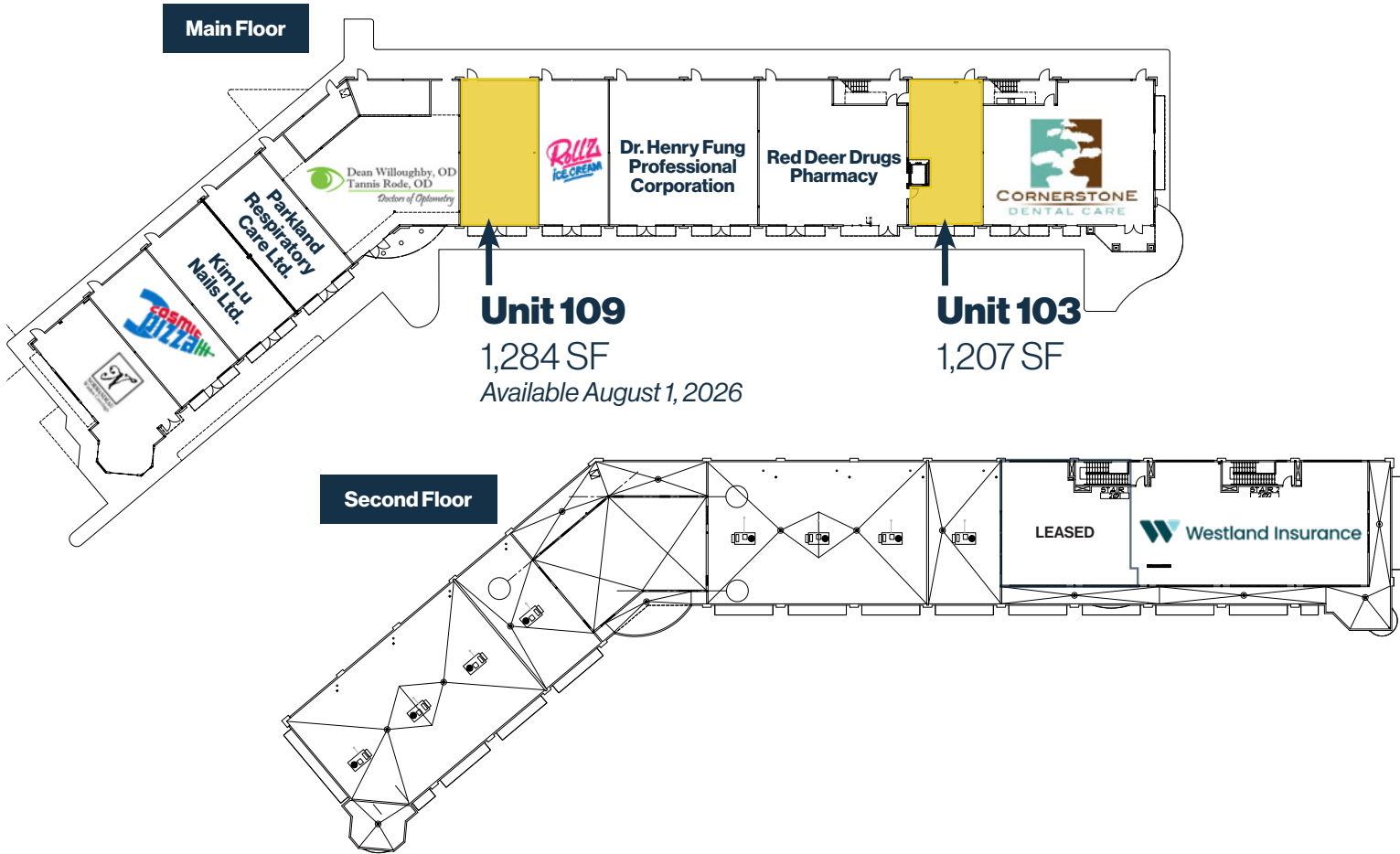
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Well Located Plaza Near Downtown & Retail Hub

PROPERTY DETAILS

| | |
|-----------------------|--|
| Size Available | Unit 103: 1,207 SF Unit 109: 1,284 SF <i>Available August 1, 2026</i> |
| Availability | Immediate |
| Net Rate | \$28.00 PSF |
| Op Costs | \$15.42 PSF (Est. 2026) (Tax, insurance, CAM and common area utilities) |
| Zoning | DC20 - Direct Control |

- Conveniently located near downtown and Red Deer's main retail district
- Office/Retail space just off South Gaetz Avenue
- Plenty of shared paved parking available
- Adjacent to businesses such as a nail salon, dentist, pharmacy, optometrist, and osteopath
- Approved uses include restaurants, health and medical services, commercial services, and recreational facilities
- Elevator access to the second floor





Thank you for your interest!

For More Info.



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