

2810 - 50 AVE

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Red Deer, AB

SALE & LEASE BROCHURE

SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767 1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8 DAN CLARK Personal Real Estate Corporation 604.628.2577 dan@sitings.ca

PROJECT SUMMARY

Located at 2810 – 50 Avenue in Red Deer, this is 5.87-acre site improved with a purpose-built Peavey Mart, completed in 2022. The main building offers approximately 40,000 square feet of rentable area, plus a 1,440-square-foot greenhouse structure. The balance of the site includes over 2 acres of vacant, developable land, also zoned C-4, providing a significant opportunity for future expansion or development.

Red Deer has a population of approximately 112,000 people and continues to show signs of growth, fueled by its affordability, central location, and active development environment. The city is supported by a diverse economy, including retail, energy, agriculture, manufacturing, and logistics.

- Can accommodate a wide range of commercial retail, service, and entertainment uses (<u>C-4 Zoning – Link Here</u>)
- + 40,000 square foot building (2022 construction) on 3.87 acres
- + 2 acres of vacant land fronting Taylor Drive

- + Assessed Value 2024: \$10,062,300
- Parking Lot Lease Exp \$4,000 per month / 2 acres.
 (Exp Feb/27 with one 2-year option to renew, subject to ongoing mutual termination right)



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DETAILS

Site Size: 5.87 acres (3.87 acres developed + 2 acres underdeveloped)	 Title Certificate: Download Property Taxes (\$208,265.85): Download
✤ <u>Net Rentable Area</u> : 40,000 SF (Building) + 1,440 SF (Greenhouse structure)	+ Property Assessment: Download
	Current Zoning: C-4 (Shopping Centre Commercial District) - <u>Click Here</u>
Lease Rate: Contact Listing Agent	VIRTUAL TOUR DRONE VIDEO

AREA TENANTS



SUNTERRA **Marshalls** market



Sobeys Michaels

Made by you

DEMOGRAPHICS

	TRADE AREA	5 KM	10 KM	50 KM
2024 Population	108,487	82,634	113,448	209,913
2029 Populations Projections	113,712	84,939	119,135	221,502
2024 Average HH Income	\$125,588	\$126,235	\$126,525	\$120,865
2024 Daytime Population	106,828	77,870	113,061	199,983

CONTACT

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MARKETAERIAL



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ZOOMED AERIAL



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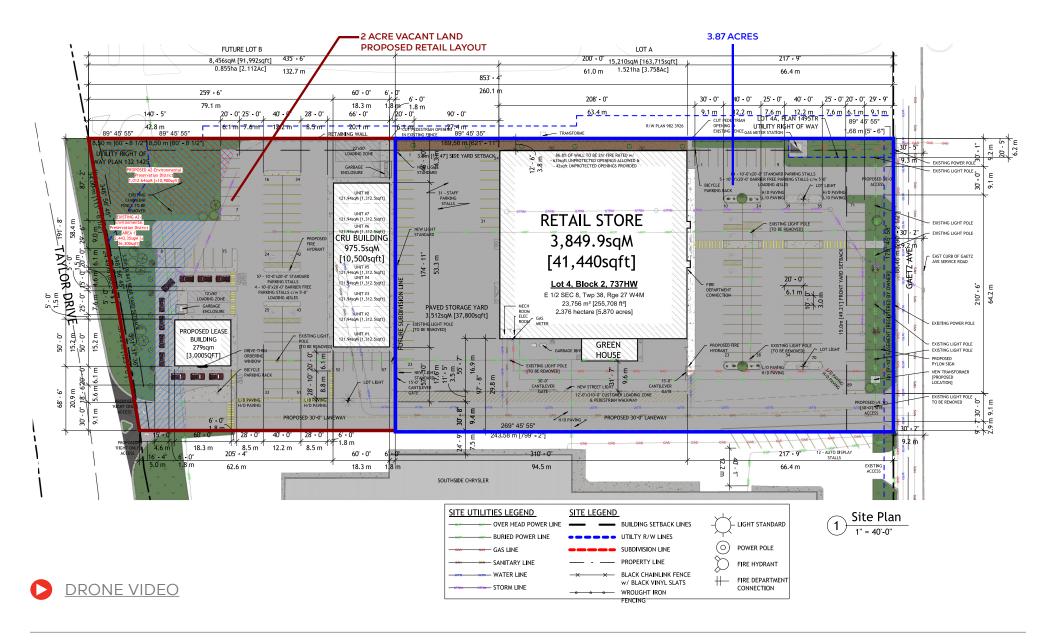
ACCESS AERIAL



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SITE PLAN



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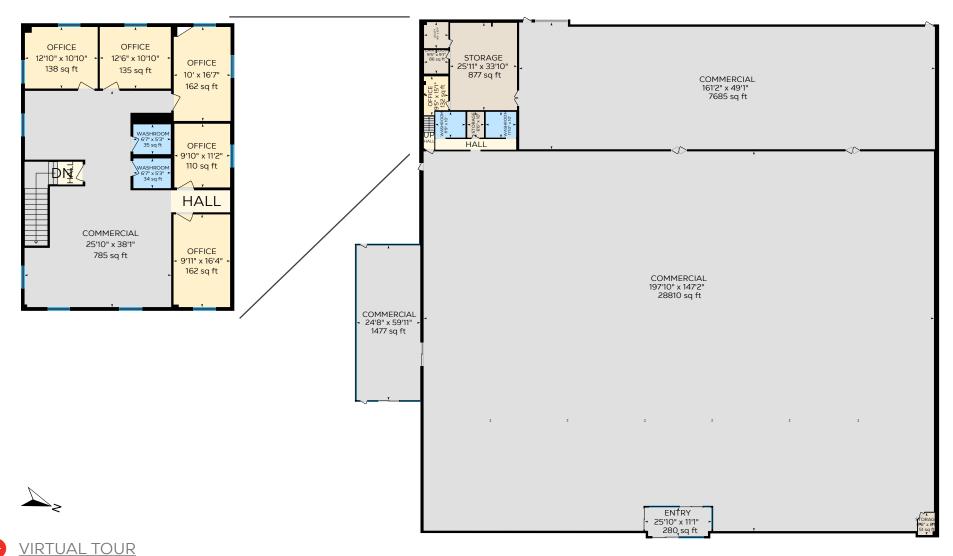


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FLOOR PLAN

GROUND FLOOR

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All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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KEY INVESTMENT HIGHLIGHTS





VALUE-ADD POTENTIAL

Turn-key asset with development upside



STRATEGIC LOCATION

Arterial exposure and immediate access to Taylor Drive



MODERN CONSTRUCTION

Reduces near-term capital expenditures



FLEXIBLE ZONING (C-4)

Supports a wide range of commercial uses



STRONG REGIONAL ECONOMY

Red Deer serves as a critical mid-point hub between Calgary and Edmonton



CLEAN ENVIRONMENTAL REPORTS

Accelerates due diligence and financing timelines

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PHOTOS | EXTERIOR



DRONE VIDEO

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PHOTOS | INTERIOR







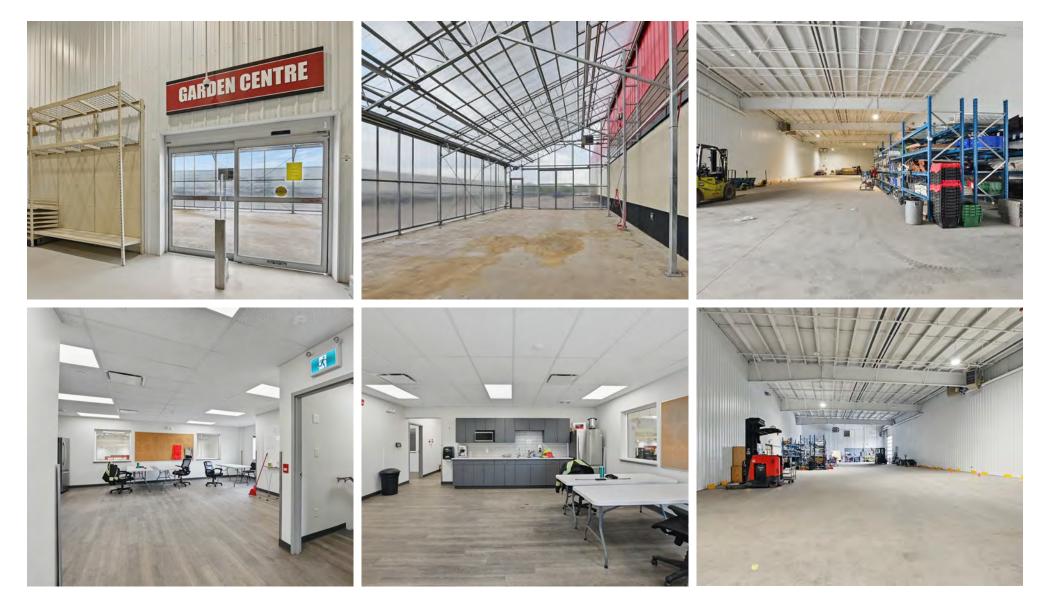


VIRTUAL TOUR

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