



2810 - 50 AVE

Red Deer, AB

SALE & LEASE BROCHURE



SITINGS REALTY LTD.

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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 ([C-4 Zoning - Link Here](#) ↓)
- + 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)



DETAILS

✦ Site Size: 5.87 acres
(3.87 acres developed + 2 acres underdeveloped)

✦ Net Rentable Area: 40,000 SF (Building) + 1,440 SF
(Greenhouse structure)


✦ Asking Price: \$12,500,000 (\$312 PSF)

✦ Lease Rate: Contact Listing Agent

✦ Title Certificate: [Download](#) 

✦ Property Taxes (\$208,265.85): [Download](#) 

✦ Property Assessment: [Download](#) 

✦ Current Zoning: C-4 (Shopping Centre Commercial District) - [Click Here](#) 

 [VIRTUAL TOUR](#)

 [DRONE VIDEO](#)

AREA TENANTS



SUNTERRA
market

Marshalls

SHOPPERS
DRUG MART



Sobeys

Michael's
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

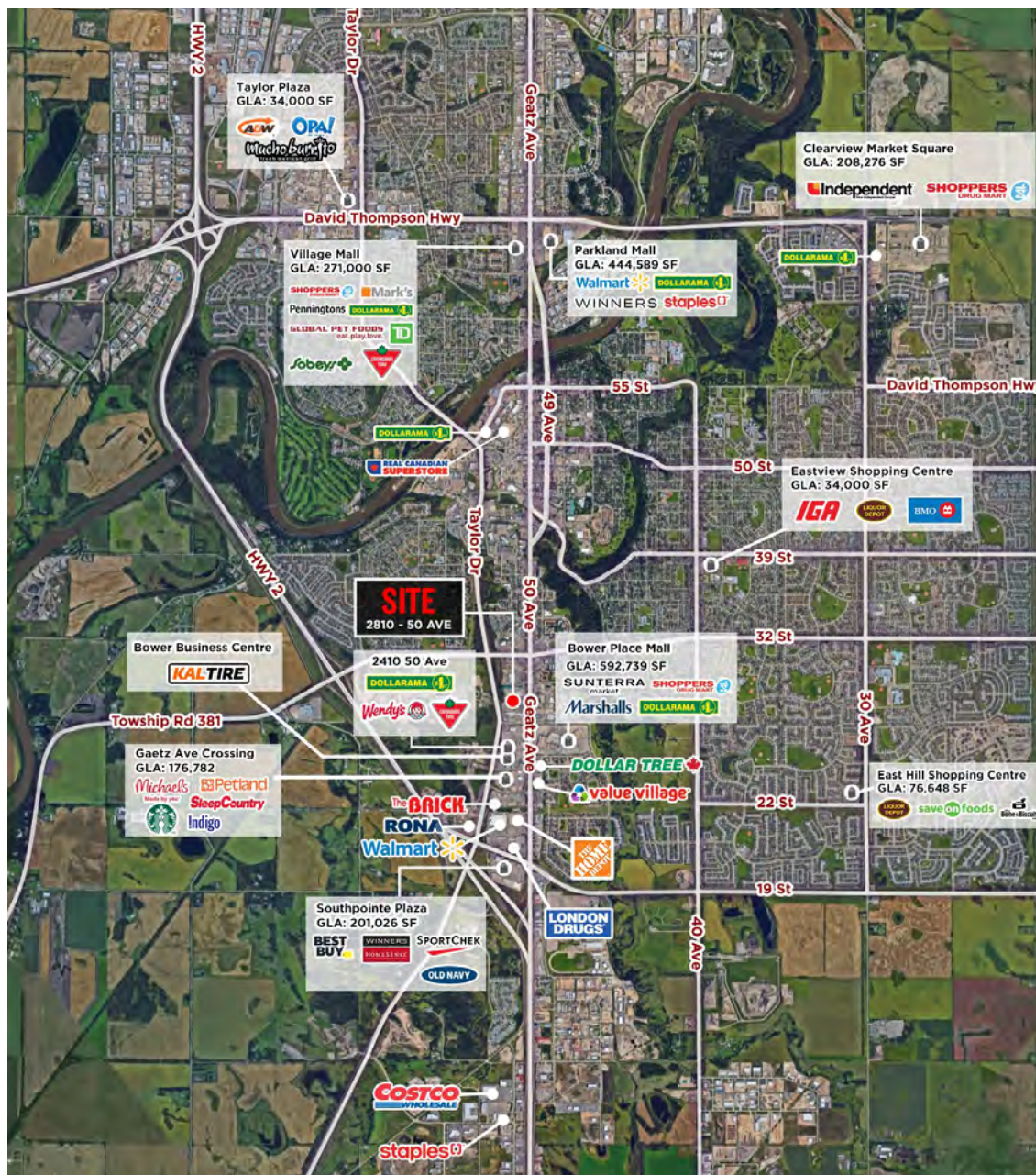
CONTACT

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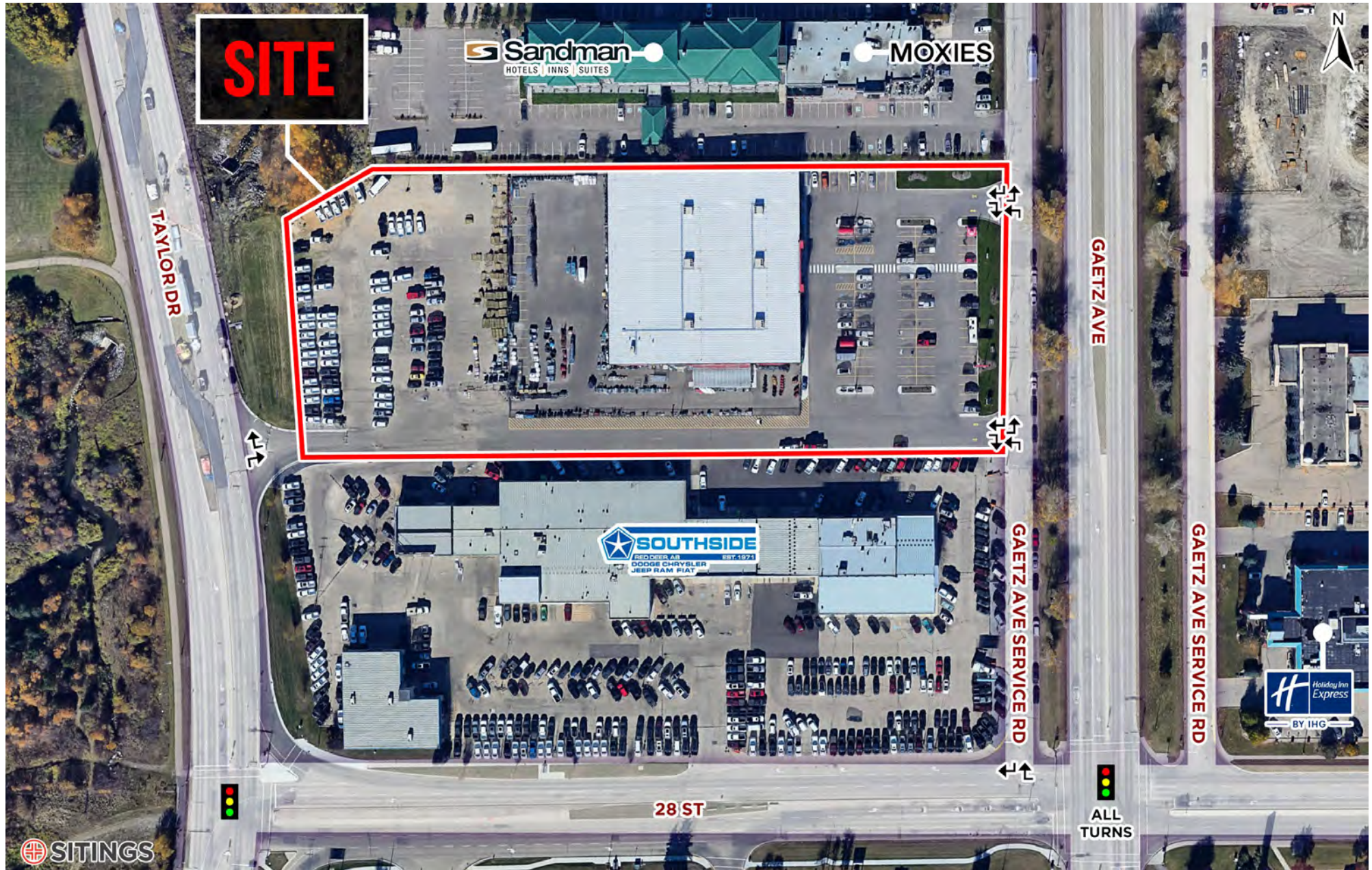
MARKET AERIAL



ZOOMED AERIAL

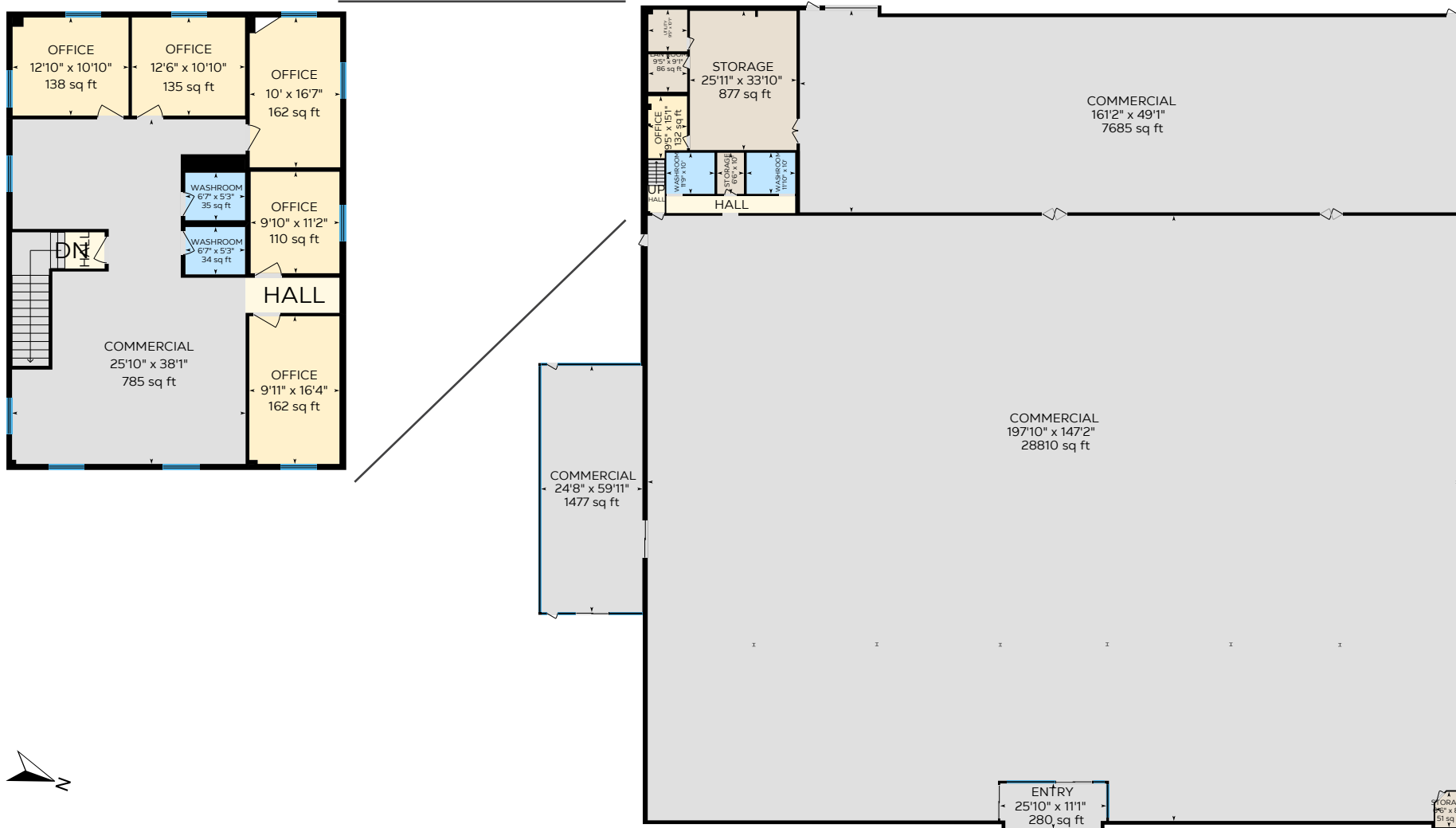


ACCESS AERIAL





GROUND FLOOR



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

KEY INVESTMENT HIGHLIGHTS



VALUE-ADD POTENTIAL

Turn-key asset with development upside



MODERN CONSTRUCTION

Reduces near-term capital expenditures



FLEXIBLE ZONING (C-4)

Supports a wide range of commercial uses



STRATEGIC LOCATION

Arterial exposure and immediate access to Taylor Drive



STRONG REGIONAL ECONOMY

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



CLEAN ENVIRONMENTAL REPORTS

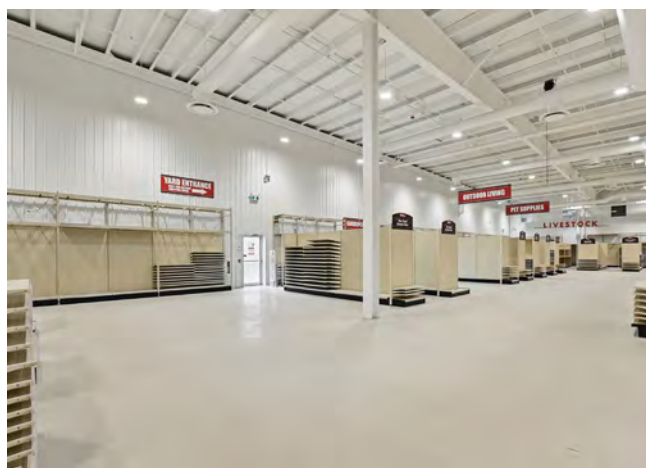
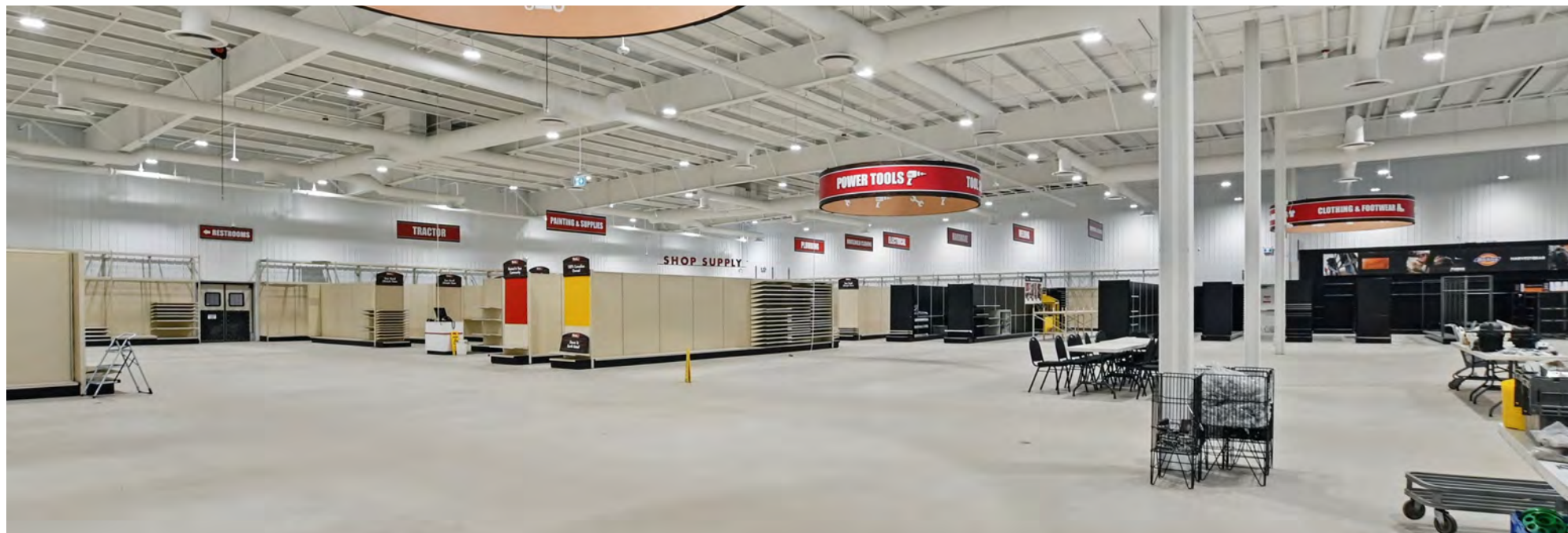
Accelerates due diligence and financing timelines

PHOTOS | EXTERIOR



[DRONE VIDEO](#)

PHOTOS | INTERIOR



 [VIRTUAL TOUR](#)

PHOTOS | INTERIOR



[VIRTUAL TOUR](#)