

CENTURY 21 ADVANTAGE **COMMERCIAL**[®]

NOW PRE-LEASING

3-Story Medical Plaza
Over 28,000 SQ FT



4303-50th Ave
Red Deer, Alberta

Wes Giesbrecht
403.350.5674
wes@advantagecommercial.ca
www.advantagecommercial.ca

CENTURY 21
Advantage

#206, 4807-50th Ave
Red Deer, AB, T4N 4A5
Office: 403.346.0021



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Floor plan / Layout

Municipal Address:

Main Floor 4303-50th Ave, Red Deer, AB

Total Rentable Space:

Up to 28,000+/- sq ft

Site area:

0.66 acres

Taxes (2023):

\$18,545

Age: N/A

Build-to Suit

Occupancy in 2025

Zoning:

C1- Permitted and Discretionary Uses Table

(b) Discretionary Uses

(xix) Temporary care facility under discretionary use

Estimated CAMS/ Operational Expenses

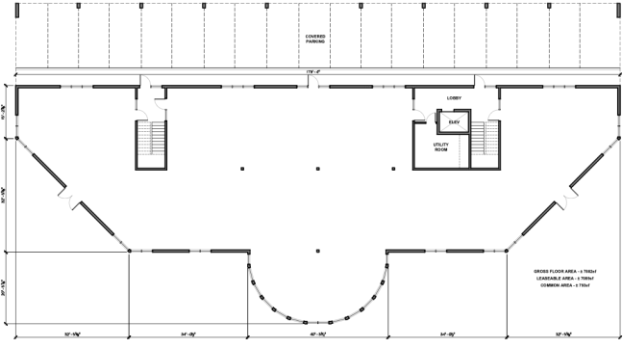
TBD/PSF

Base Rent Price:

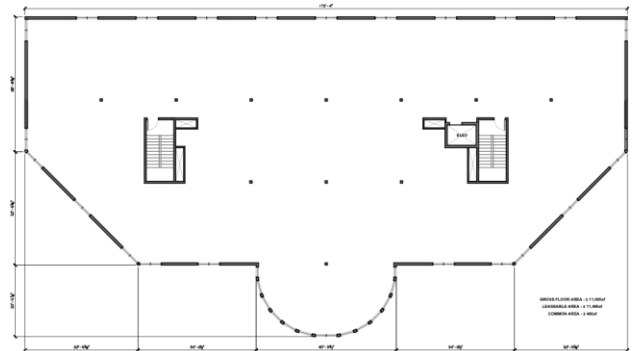
Starting at \$30.00/PSF

Property details:

- Superb Hospital access
- Zoning permitted for an URGENT CARE FACILITY
- Paved entrance/ apron around hard packed, curbs-stops and multiple GAETZ AVE entrances/exits
- Elevator service to second and third floors
- Common washroom option(s) many different floor plans available to suit your needs.

MAIN FLOOR- 7,089 SQ FT

MISSING MAIN FLOOR PLAN

SECOND FLOOR- 11,489 SQ FT

MISSING UPPER FLOOR PLAN (WITHOUT WASHROOMS)

THIRD FLOOR- 10,450 SQ FT

MISSING UPPER FLOOR PLAN (WITH COMMON WASHROOMS)

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ZONING - 4303-50th Ave Red Deer, Alberta

City of Red Deer Land Use Bylaw 3357/2006

5.1 C1 Commercial (City Centre) District

C1

General Purpose

This district is located in the central area of the city with excellent road access, access to transit and a good pedestrian environment. In accordance with the Area Redevelopment Plan, this district is intended to act as the main office area for the city and provide a wide range of commercial, institutional, cultural and residential development. Generally, the land uses are to serve the city and region as a whole.

1. C1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign; and
(ii)	Commercial recreation facility.
(iii)	Commercial service facility.
(iv)	Dwelling units above the ground floor.
(v)	² Freestanding Sign.
(vi)	Hotel or motel
(vii)	Restaurant
(viii)	³ Merchandise sales and/or rental, excluding agricultural and industrial motor vehicles or machinery and Cannabis Retail Sales.
(ix)	Office.
(x)	Service and repair of goods traded in the C1 district, excluding motor vehicles.
(xi)	⁴ DELETED
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	⁵ Assisted living facility
(iv)	Commercial entertainment facility.
(v)	Dangerous goods occupancy.
(vi)	Detached dwellings and their accessory buildings existing legally at the time of adoption of this Bylaw.
(vii)	Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
(viii)	Drinking establishment (adult entertainment permitted and subject to section 5.7(8)).
(ix)	Cannabis Retail Sales

¹ 3357/B-2018
² 3357/B-2018
³ 3357/L-2018
⁴ 3357/B-2018
⁵ 3357/C-2007

City of Red Deer Land Use Bylaw 3357/2006

(b) Discretionary Uses *continued*

(ix)	¹ Dynamic Fascia Sign, on Sites described in Section 11.8.1(4).
(x)	² Dynamic Freestanding Sign, on Sites described in Section 11.8.1(4).
(xi)	Funeral home
(xii)	Home occupations subject to section 4.7 (8).
(xiii)	Hostel.
(xiv)	³ Institutional service facility
(xv)	Motor vehicle service and repair, including the sale of fuel but excluding the service or repair of agricultural or industrial motor vehicles or machinery.
(xvi)	⁴ Multiple Family Building, excluding ground floor dwelling units within the downtown core as outlined in section 7.11 Figure 18.
(xvii)	Late night club subject to section 5.7(7).
(xviii)	Parking lot/parking structure.
(xix)	⁵ DELETED
(xx)	⁶ Temporary care facility
(xxi)	Transportation, communication or utility facility.
(xxii)	⁷ Outdoor display or sale of goods.
(xxiii)	⁸ Gaming or Gambling Establishment subject to section 5.7 (1) (f)
(xxiv)	⁹ Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(xxv)	¹⁰ Show Home or Raffle Home.
	¹¹ Cannabis Retail Sales

2. C1 Commercial (City Centre) Regulations

(a) Table 5.1 C1 Regulations

Regulations	Requirements
Floor Area	Commercial – Nil
	Residential Minimum - dwelling units 37 m ² Residential Maximum – three times site area
Building Height Maximum	¹² The Development Authority shall have discretion in reviewing height based on the buildings impact on surrounding properties and the streetscape. For

¹ 3357/B-2018
² 3357/B-2018
³ 3357/C-2007
⁴ 3357/V-2008
⁵ 3357/B-2018
⁶ 3357/C-2007
⁷ 3357/E-2006
⁸ 3357/J-2007
⁹ 3357/Z-2009
¹⁰ 3357/T-2015
¹¹ 3357/P-2018
¹² 3357/X-2014



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Red Deer, Alberta

This 2025 MEDICAL PLAZA, located on the edge of Red Deer's DOWNTOWN CORE, and in direct line-of-site, across from Red deer Regional Hospital, this facility boasts 28,000+ SQ FT on three levels, with vehicle access points from both Gaetz SOUTH and 43rd AVE, 50+ customer parking stalls and more.. Tremendous opportunity for MEDICAL PRACTISES of all kinds for this C1 Zoned piece of PRIME REAL ESTATE.

For more information please contact:

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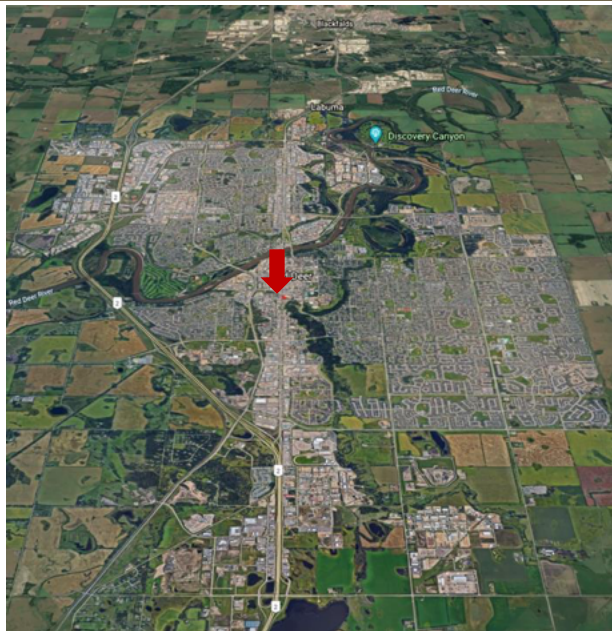
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Or visit our website at
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