

GAETZ AVE SUBLEASE

7434 Gaetz Avenue, Red Deer, AB

OFFICE FOR SUBLEASE

1,593 SF

FULLY FURNISHED &
ECONOMICAL OFFICE SPACE



- ±1,593 SF second floor walk-up office with functional layout including three private offices, large boardroom, and kitchenette
- Flexibility on terms and opportunity for a fully furnished office space
- Easily accessible from Gaetz Avenue and Highway 11 with ample on site parking
- High exposure along Gaetz Avenue with opportunity for fascia and pylon signage

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PROPERTY FEATURES

Vacancy	± 1,593 SF
Available	Immediately
Lease Expiry	March 31, 2028
Municipal	7434 Gaetz Avenue, Red Deer, AB
Legal	Plan 7721301, Block 3, Lot 6
Zoning	<u>C-4 - Major Arterial Commercial Zone</u>
Gross Rent	\$15.00 PSF (includes utilities)
Parking	Ample Surface Stalls



FULLY FURNISHED



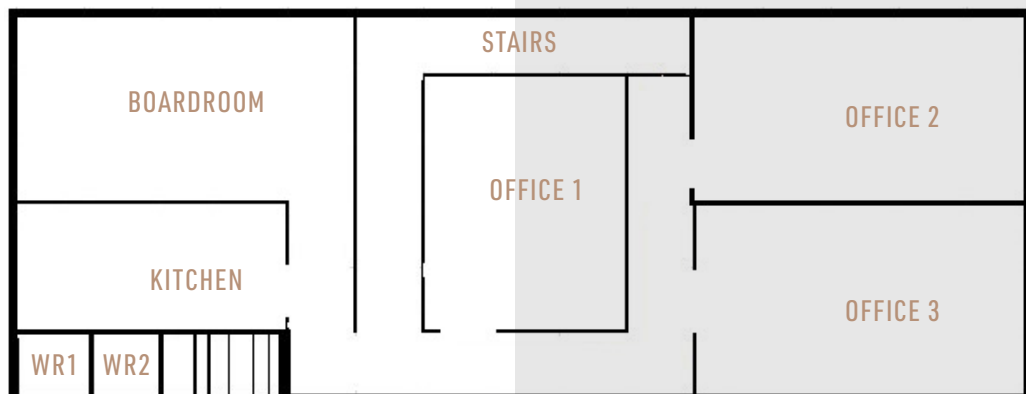
ECONOMICAL RATES



HIGH EXPOSURE



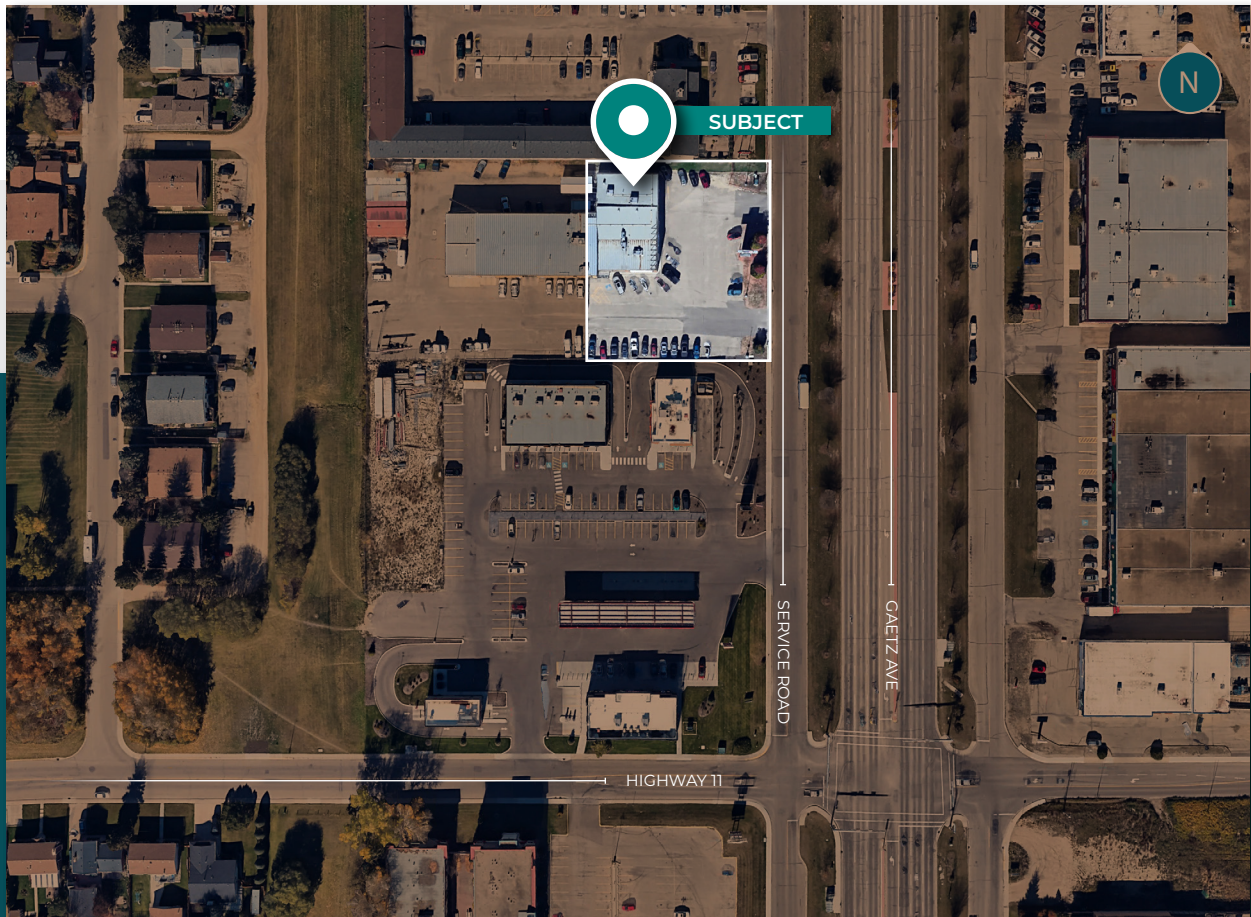
FLOOR PLAN



HIGH EXPOSURE OFFICE WITH FUNCTIONAL LAYOUT

Red Deer's office market offers affordability and convenience, attracting industries like professional services, healthcare, and logistics. Gaetz Avenue is a prime location for businesses seeking visibility and accessibility, making this 1,593 SF fully furnished second-floor walk-up office a standout opportunity.

Featuring ample surface parking and high exposure along the busy corridor, it provides excellent branding potential at an economical gross lease rate. The turnkey setup is ideal for businesses looking to establish or expand their presence in a growing market. Red Deer's strategic central location makes it a compelling choice for companies seeking value and connectivity.



DEMOGRAPHICS

2 KM RADIUS

18,792

DAYTIME POPULATION

18,792 residents

0.5% growth (2019-2024)

5.9% projected growth (2024-2029)

28.3%

20-39 YRS

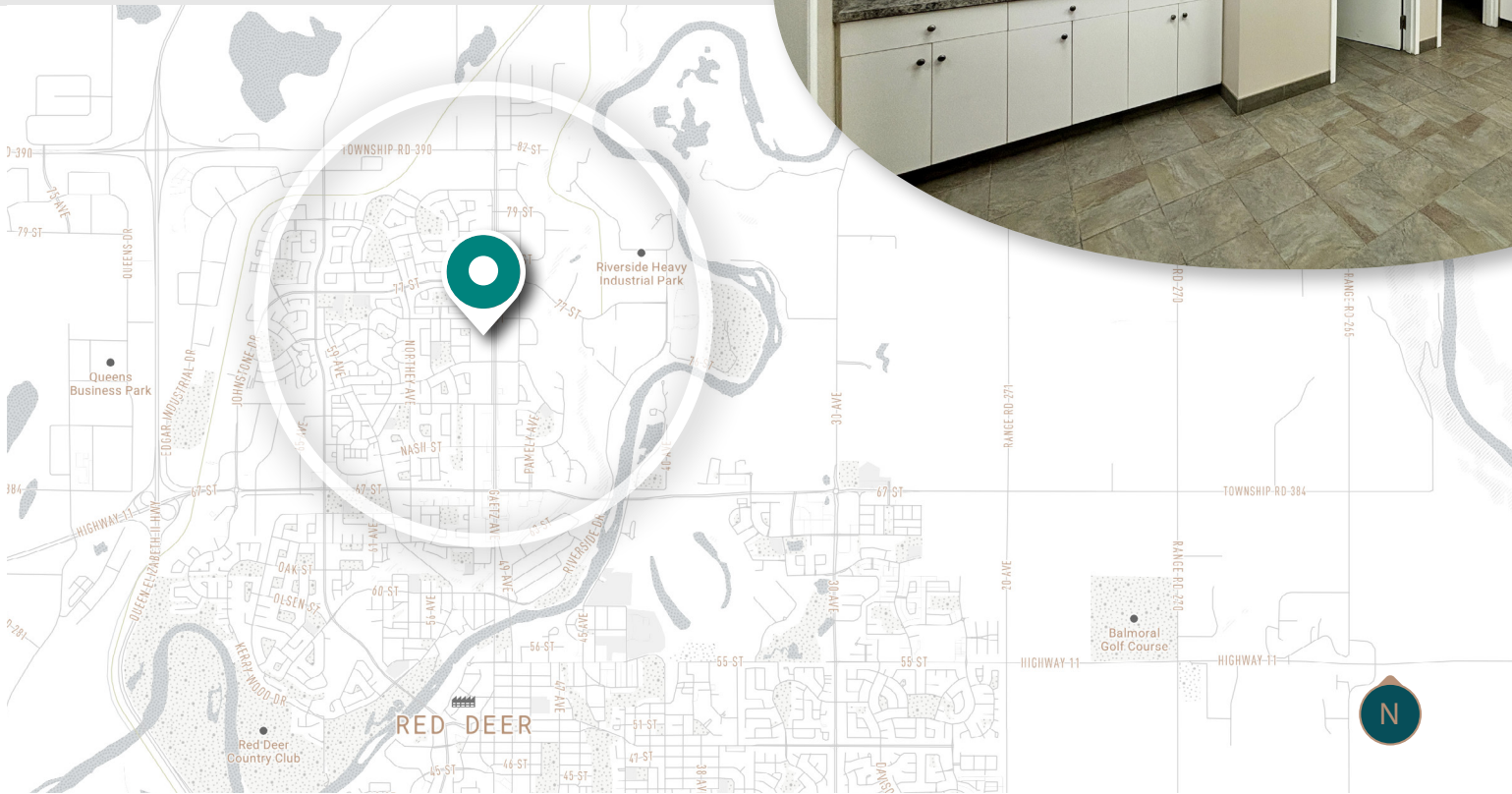
0-19 yrs = 23.4%

40-59 yrs = 26.9%

60+ yrs = 21.3%



+ OVER 20,000 VPD ON GAETZ AVENUE



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