

FOR SALE

FORMER BMO BUILDING

4903 Gaetz Avenue, Red Deer, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedmonton.com

Cushman & Wakefield Calgary
Suite 2400
250 6 Avenue
Calgary, AB T2P 3H7
cushmanwakefield.com

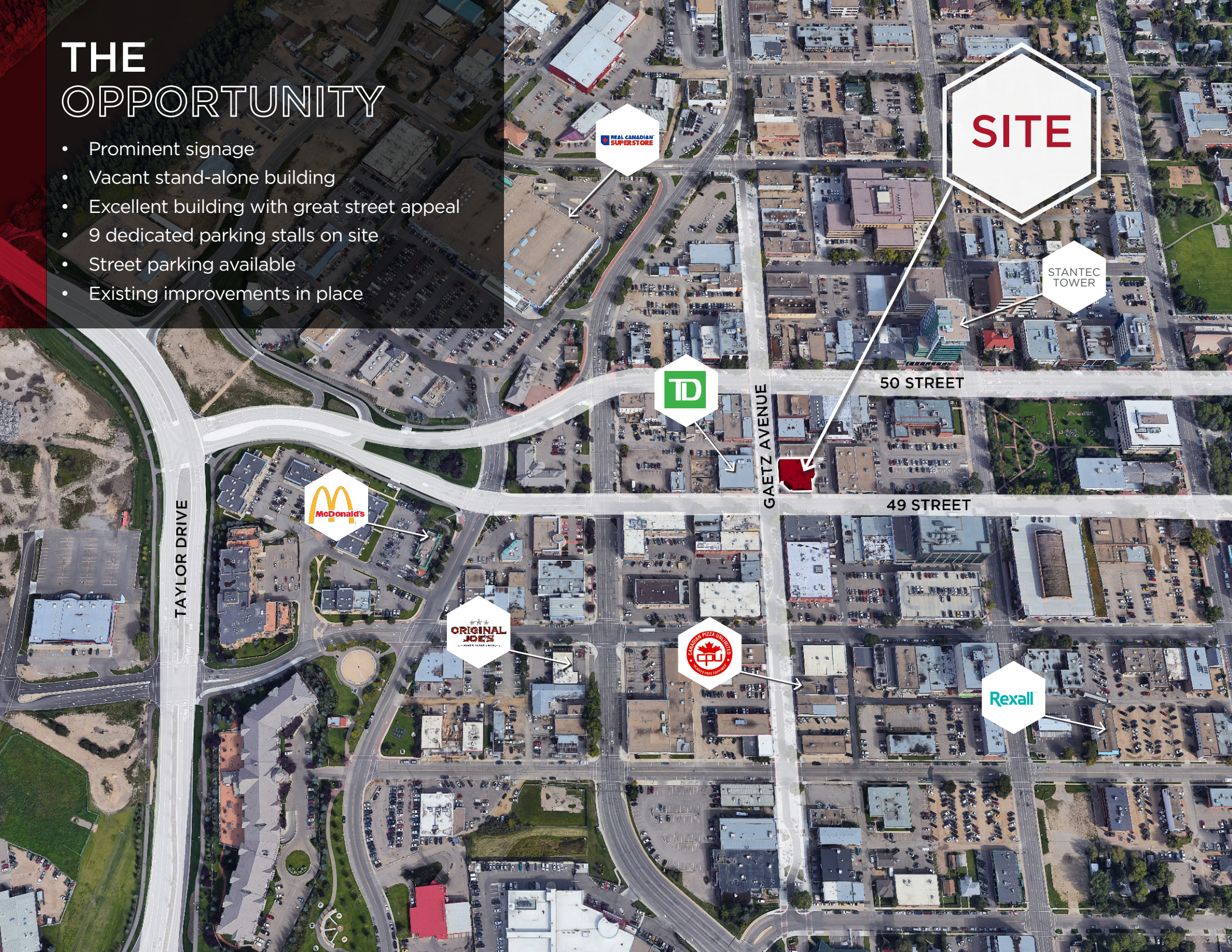
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Mac Marcine
Associate
403 261 1155
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Brandon Kuhn
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THE OPPORTUNITY

- Prominent signage
- Vacant stand-alone building
- Excellent building with great street appeal
- 9 dedicated parking stalls on site
- Street parking available
- Existing improvements in place



SITE

STANTEC
TOWER

50 STREET

49 STREET

GAETZ AVENUE

TAYLOR DRIVE

PROPERTY DETAILS

MUNICIPAL ADDRESS:

4903 Gaetz Avenue
Red Deer, AB

LEGAL DESCRIPTION

LOT 1-4 BLOCK 18 PLAN H

ZONING

C1 — COMMERCIAL
(CITY CENTRE)

BUILDING AREA

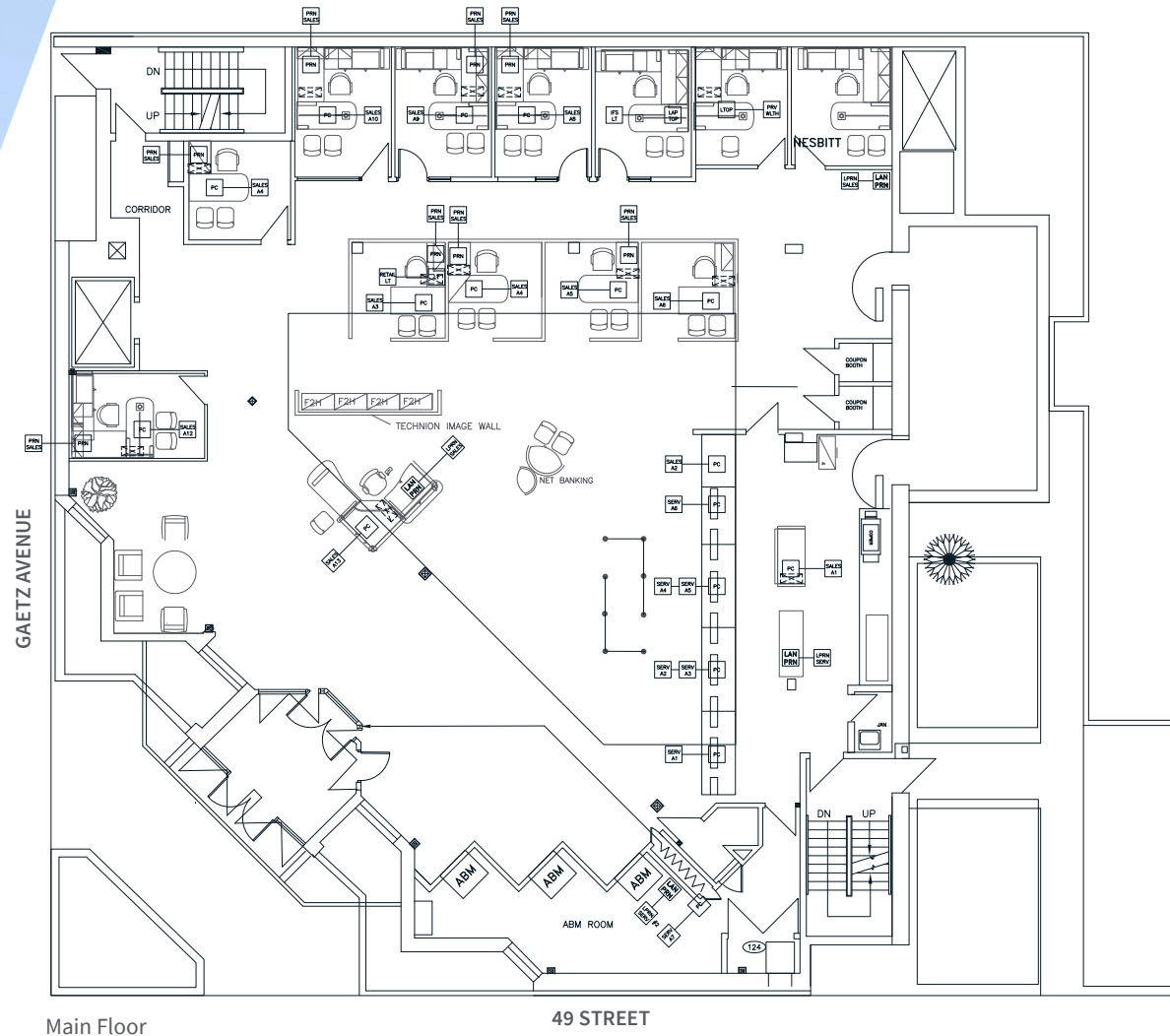
Main Floor 6,324 SF
Second Floor 4,691 SF
Basement 6,324 SF
Total 15,992 SF

SITE AREA


11,440 SF


SALE PRICE


\$1,250,000.00




DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	4,779	44,617	100,451

	HOUSEHOLDS		
	1km	3km	5km
	2,830	19,672	40,306

	AVERAGE INCOME		
	1km	3km	5km
	\$63,929	\$92,277	\$111,563

	VEHICLES PER DAY		
	17,850 on Gaetz Avenue in front of property		

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