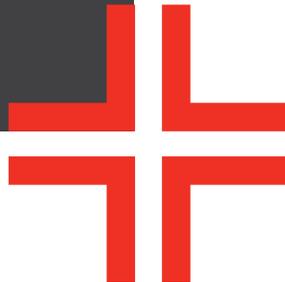




2810 - 50 AVE

Red Deer, AB

SALE & LEASE BROCHURE



SITINGS REALTY LTD.

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Personal Real Estate Corporation

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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

<p>✦ <u>Site Size:</u> 5.87 acres (3.87 acres developed + 2 acres underdeveloped)</p>	<p>✦ <u>Title Certificate:</u> Download </p>
<p>✦ <u>Net Rentable Area:</u> 40,000 SF (Building) + 1,440 SF (Greenhouse structure)</p>	<p>✦ <u>Property Assessment:</u> Download </p>
<p>✦ <u>Leased:</u> Peavey Mart and Home Alive Pets</p>	<p>✦ <u>Current Zoning:</u> C-4 (Shopping Centre Commercial District) - Click Here </p>
<p>✦ <u>Lease Rate:</u> Contact Listing Agent</p>	<p> VIRTUAL TOUR  DRONE VIDEO</p>

AREA TENANTS



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



SITE
2810 - 50 AVE

Jeep
DODGE RAM CHRYSLER
SOUTHSIDE
COMMERCIAL FINANCIAL GROUP

Bower Business Centre
Cloverdale
KALTIRE
ANYTIME FITNESS
Dulux
Paint

Gaetz Ave Crossing
GLA: 176,782
Michael's
Petland
SleepCountry
Indigo
Starbucks

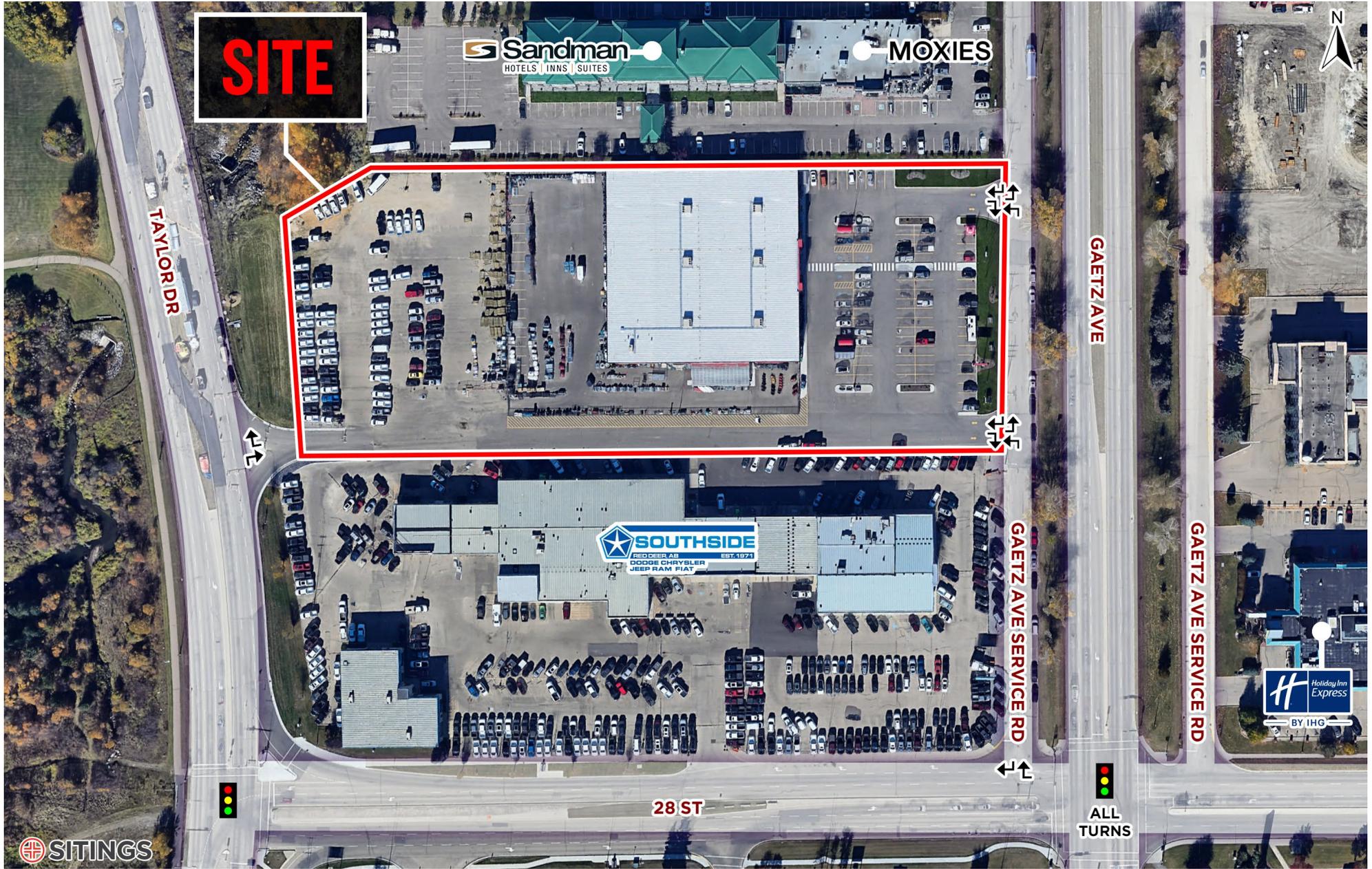
Bower Place Mall
GLA: 592,739 SF
Marshalls
ToysRUs
SHOPPERS DRUG MART
SUNTERRA market



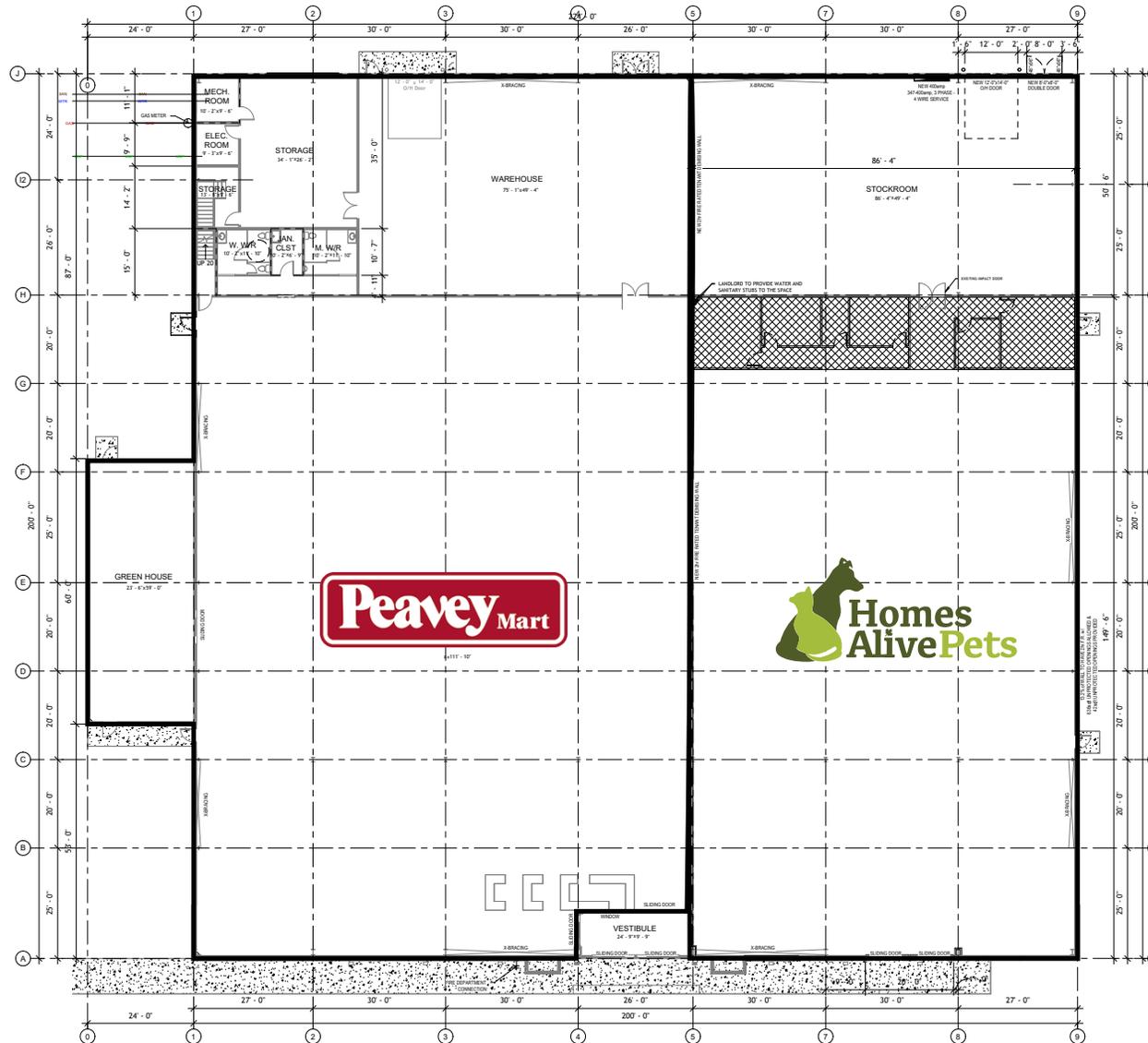
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ACCESS AERIAL



FLOOR PLAN



 VIRTUAL TOUR

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



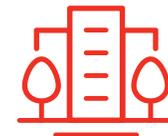
STRATEGIC LOCATION

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