

# \$14 - 4406 50 Avenue, Red Deer

MLS® #A2262206

## \$14

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.40 Acres

Downtown Red Deer, Red Deer, Alberta

Lease space available on a number of different units of varying sizes. The property has 4 floors with space on the third or fourth floors. The building is the current home of the Healthy Heart Institute, is well located to the hospital and would be beneficial for medical practices, pharmacy and other medical industry partners. Square footage from 400 to 4000 square feet to accommodate any needs. Paid parking is available and the location has a view to the creek on the west. The landlord may be willing to do some leasehold improvements for the spaces. The property is currently undergoing substantial renovations and improvements to common areas and frontage.

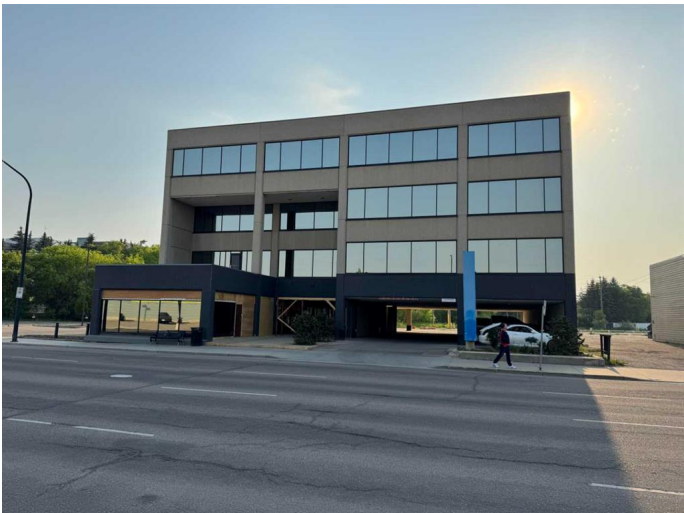
Built in 1978

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2262206   |
| Price      | \$14       |
| Bathrooms  | 0.00       |
| Acres      | 3.40       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### Community Information

Address 4406 50 Avenue



|             |                   |
|-------------|-------------------|
| Subdivision | Downtown Red Deer |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4N 3Z6           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 33                   |
| Zoning         | C1                   |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Big Earth Realty |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.