

# FOR LEASE

Bower Plaza  
2325 50 Avenue  
Red Deer, AB



## Property Highlights:

- Located at the Entrance to Bower Mall.
- High traffic location on Gaetz Avenue (main thorough fare in Red Deer)
- 780 - 10,500 sq. ft. available.

FOR FURTHER INFORMATION, PLEASE CONTACT:

**Shane Olin**

solin@naicalgary.com  
Direct: (403) 313-5305

**NAI Commercial**

Commercial Real Estate Services, Worldwide.



**FOR LEASE**  
**Bower Plaza**  
**2325 50 Avenue**  
**Red Deer, AB**

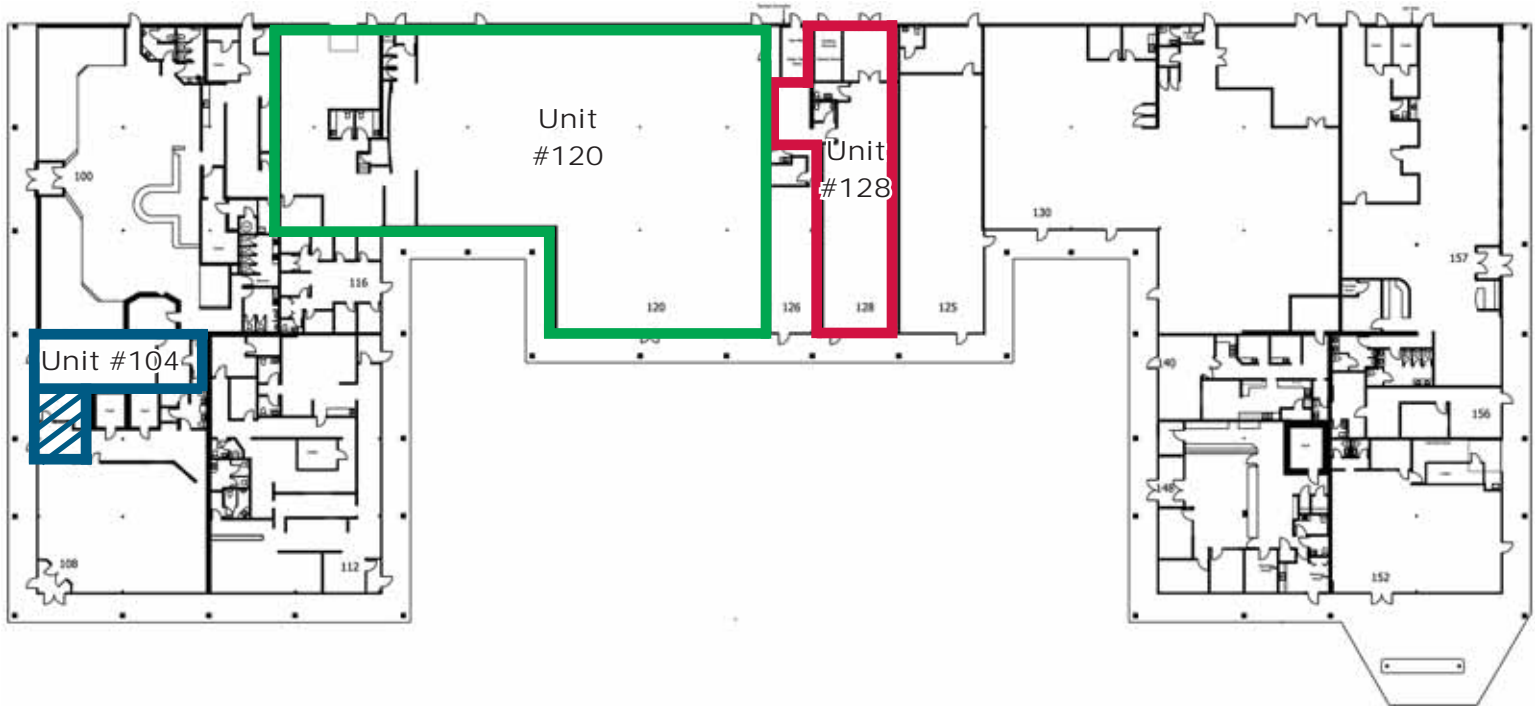
## Property Description

<b>Area Available:</b>	<b>Unit #104</b> - 780 sq. ft. up to 1,180 sq. ft. <b>Unit #120</b> - 10,451 sq. ft. <b>Unit #128</b> - 2,250 sq. ft.
<b>Rental Rate:</b>	<b>Unit #104</b> - \$25.00 p.s.f. <b>Unit #120</b> - Market Rate <b>Unit #128</b> - \$25.00 p.s.f.
<b>Zoning:</b>	C2B (Shopping Centre District)
<b>Permitted Uses:</b>	Retail Sales and Services
<b>Operating Costs:</b>	\$5.40 p.s.f. (2012)
<b>Real Estate Taxes:</b>	\$3.52 p.s.f. (2012)
<b>Utilities Costs:</b>	\$2.92 p.s.f. (2012)
<b>Available:</b>	<b>Unit #104</b> - Immediately <b>Unit #120</b> - February 1, 2012 <b>Unit #128</b> - Immediately

## Arial Map



## Site Plan



**NAI Commercial**

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.

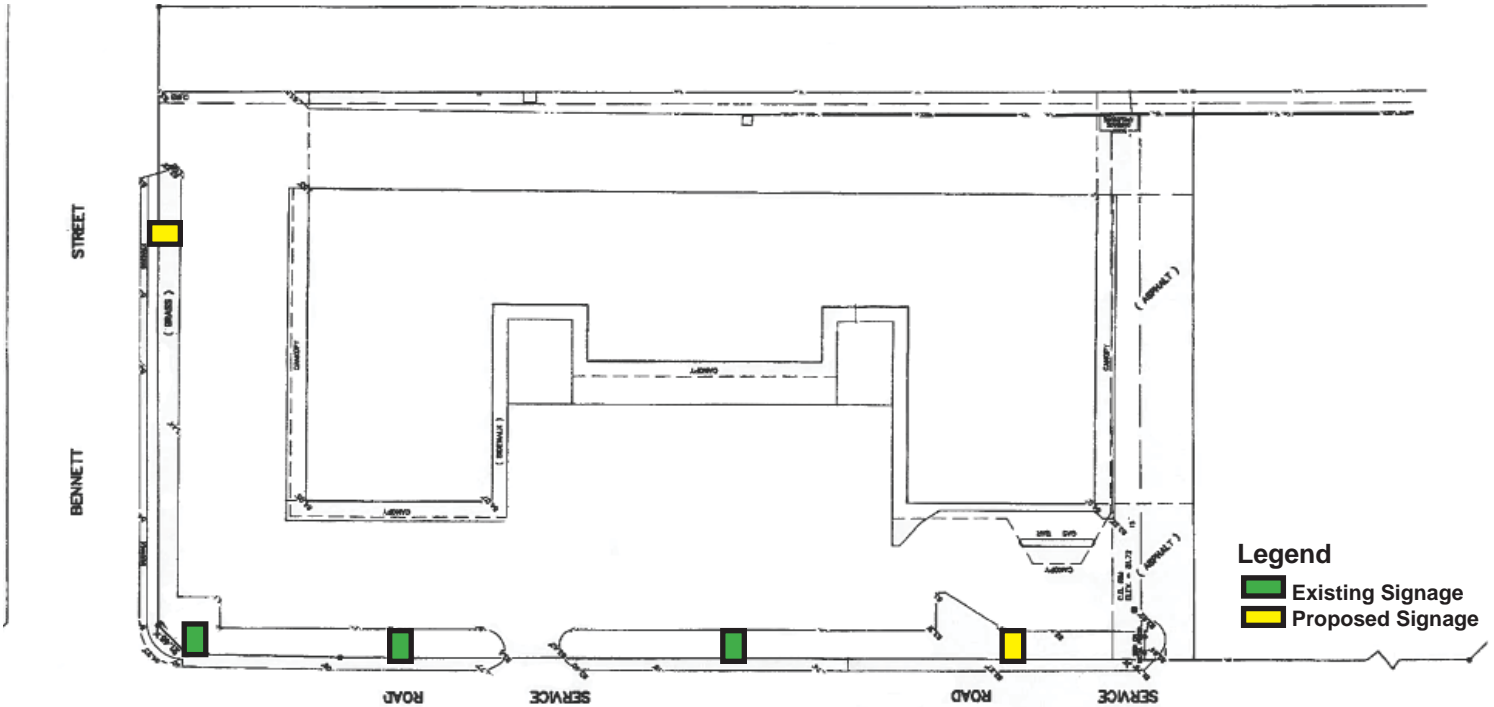
**FOR FURTHER INFORMATION, PLEASE CONTACT:**

Suite 1, 6204 - 6A Street SE  
Calgary, AB T2H 2B7  
Tel: (403) 214-2344  
Fax: (403) 214-0244  
www.naicalgary.com

**Shane Olin**  
solin@naicalgary.com  
Direct: (403) 313-5305

**FOR LEASE**  
**Bower Plaza**  
**2325 50 Avenue**  
**Red Deer, AB**

**Signage - Site Plan**



**City of Red Deer Demographics**

<b>Population:</b>	2011 - 91,887	2.0%
	2010 - 90,084	0.2%
	2009 - 89,891	2.4%
<b>Projected Population:</b>	2026 - 154,599	
	2031 - 184,945	
<b>Trade Area Income:</b>	+/- 200,000	
<b>Average Age:</b>	34 years old	
<b>Unemployment Rate:</b>	4.4%	
<b>Traffic Volume:</b>	+/- 13,138 v.p.d. (2 way on Gaetz (50) Ave.)	
<b>Average House Price:</b>	\$303,513 (Sept. 2011)	
<b>Average Household Income:</b>	\$90,333 (2006)	
<b>Building &amp; Construction Permits:</b>	Year to date 2011: 1035 Permits - \$131,580,226	
	Year 2010: 1039 Permits - \$84,335,494	



**NAI Commercial**

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

Suite 1, 6204 - 6A Street SE  
 Calgary, AB T2H 2B7  
 Tel: (403) 214-2344  
 Fax: (403) 214-0244  
 www.naicalgary.com

**Shane Olin**  
 solin@naicalgary.com  
 Direct: (403) 313-5305

# FOR LEASE

Bower Plaza  
2325 50 Avenue  
Red Deer, AB

## Conceptual Renderings



FOR FURTHER INFORMATION, PLEASE CONTACT:

**NAI Commercial**

Commercial Real Estate Services, Worldwide.

**Shane Olin**  
solin@naicalgary.com  
Direct: (403) 313-5305