

Sorensen Station

UNIQUE LEASE OPPORTUNITY

LOCATION

4830 48 Street, Unit 104

Includes 584 sq ft indoor kiosk and 312 sq ft outdoor, enclosed patio

FEATURES

→ **High visibility at corner of 49 Avenue and 49 Street**

→ **Easy walk-up access**

TRANSIT

On Weekdays and Saturdays 278 of buses go through per day; on Sundays and holidays 131 buses go through per day. **This equated to a total 67,044 in pedestrian traffic in 2021.**

FLOOR PLAN

PROPOSALS

All serious proposals will be considered. Applications should include details for the tenant's plan, experience, and support.

PERMITTED USES

Permitted uses include operating the area for offering goods and services to the public.

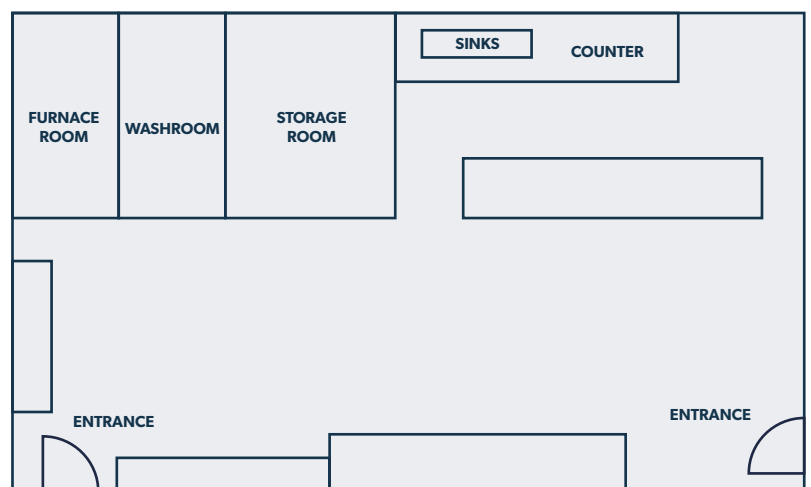
Permitted uses shall NOT include the sale of pornographic materials, magazines or newspapers inappropriate for the general public and containing sensitive subject matters, cigarettes and other tobacco products, cannabis products, liquor or other substances controlled by Alberta Gaming Liquor and Cannabis (AGLC), illegal substances or lottery tickets.

ADVERTISING AND SIGNAGE OPPORTUNITIES

Tenant may advertise on all windows including 8 x 10" framed advertisements in the stairways leading to and from the property.

LEASEHOLDER IMPROVEMENTS

Leaseholder improvements may be negotiated.



FOR MORE INFORMATION

Wade Martens, Land Coordinator
The City of Red Deer

403-356-8891

→ reddeerland.ca/unique-opportunities

