

FOR LEASE

2319 TAYLOR DRIVE, BOWER CENTRE, RED DEER, AB



SALOMONS COMMERCIAL

Property Owned By:



**SUBJECT PROPERTIES
3,710 - 11,181 SF AVAILABLE**

The Corner Pocket

Cloverdale Paint



Purolator

KALTIRE

PROPERTY DETAILS



LOCATION:

South Gaetz



LEASE SPACE:

3,710 sf - 11,181 sf

MAX CONTIGUOUS AREA:

26,067 SF



ZONING:

C4 - Commercial
(Major Arterial)
District



CAM & TAXES:

\$6.95/sf



LEGAL

DESCRIPTION:

Plan 0627244, Block
A, Lot 11

LEASE RATE: \$ 11.00/SF

Brett Salomons

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Casey Stuart, SIOR

Vice President

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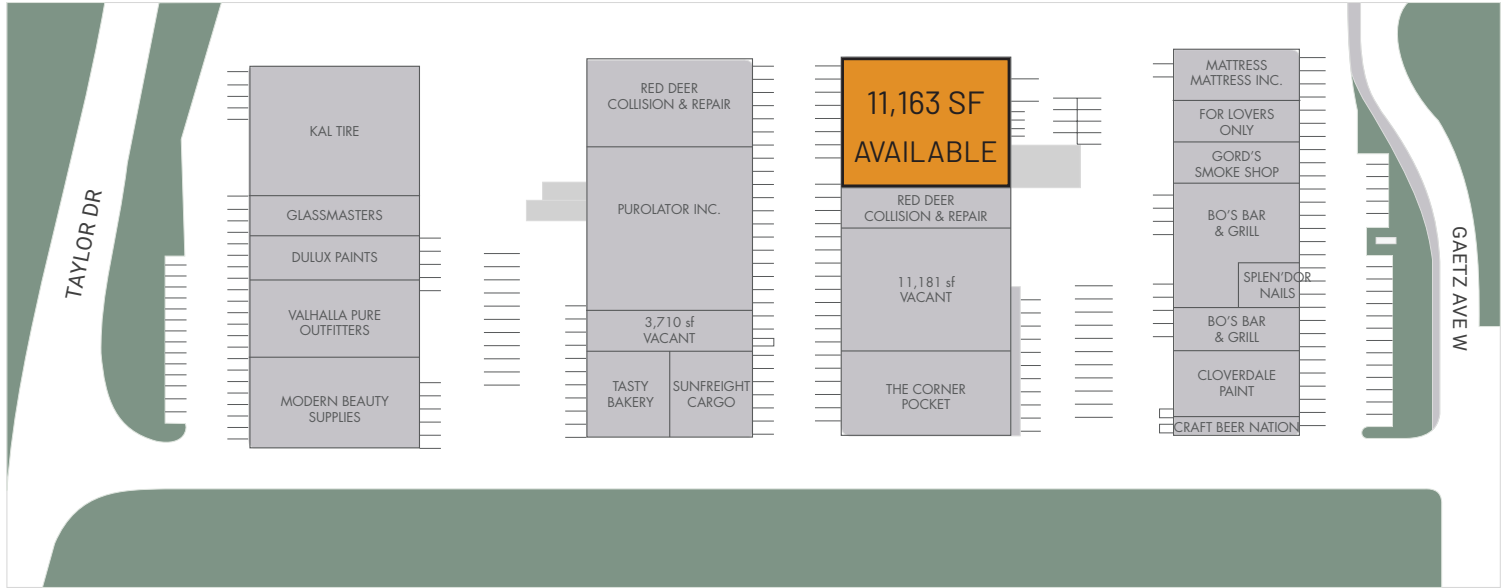


**BARCLAY
STREET**
REAL ESTATE



TCN
WORLDWIDE
REAL ESTATE SERVICES

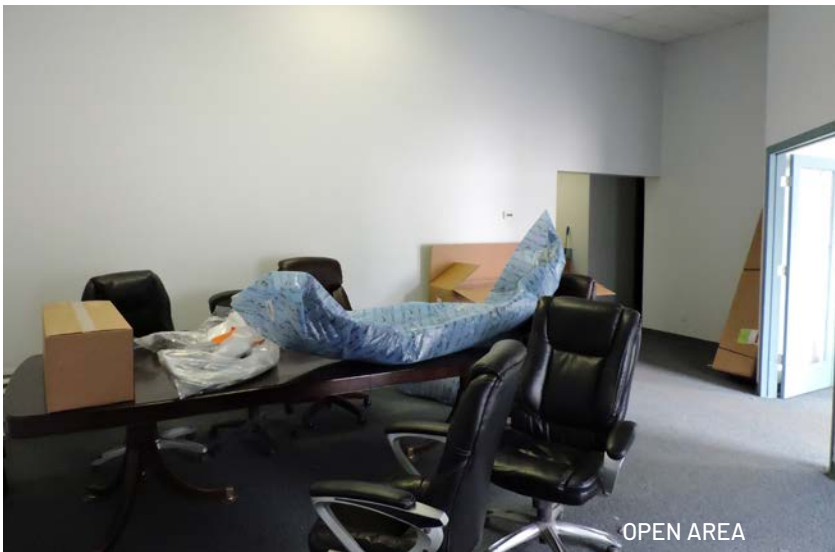
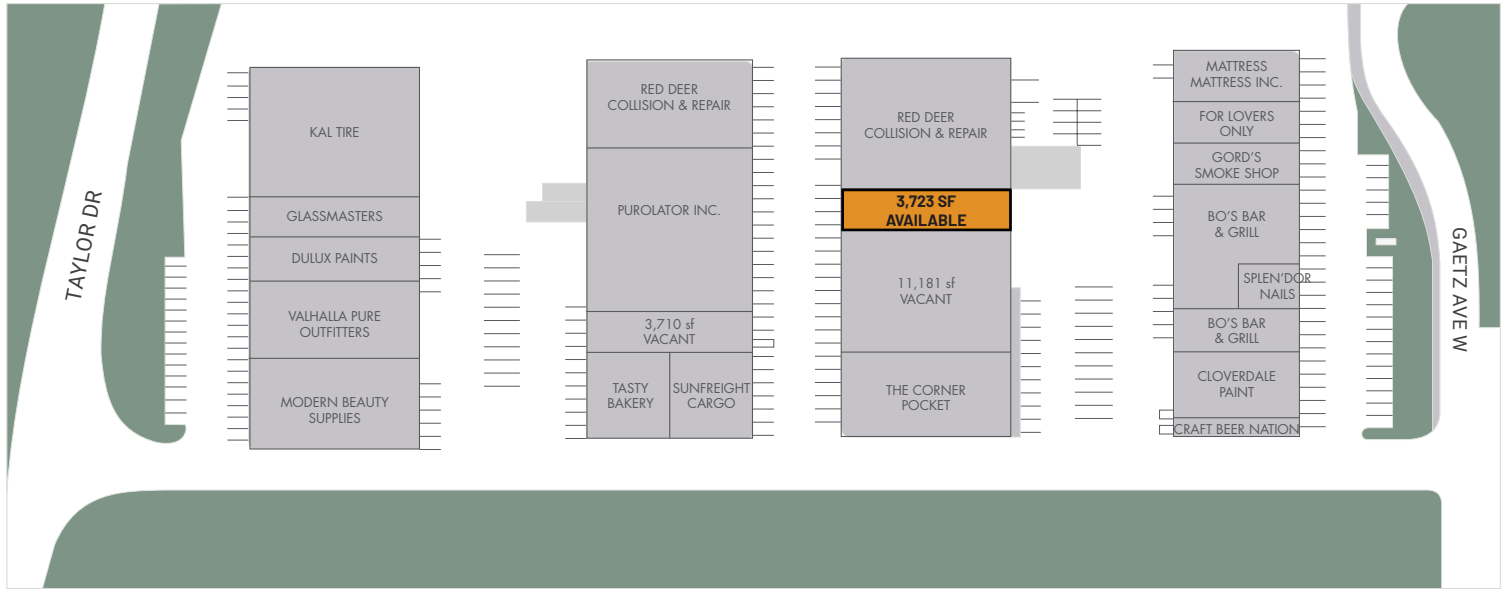
SITE PLAN



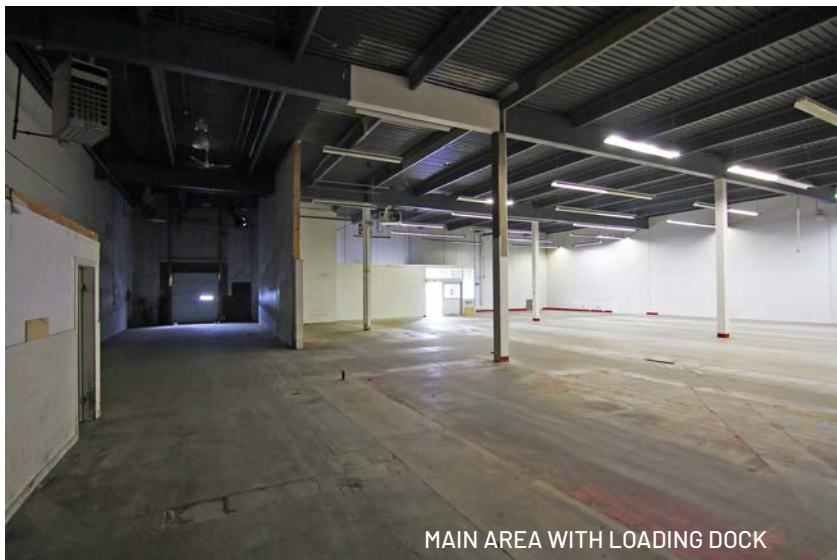
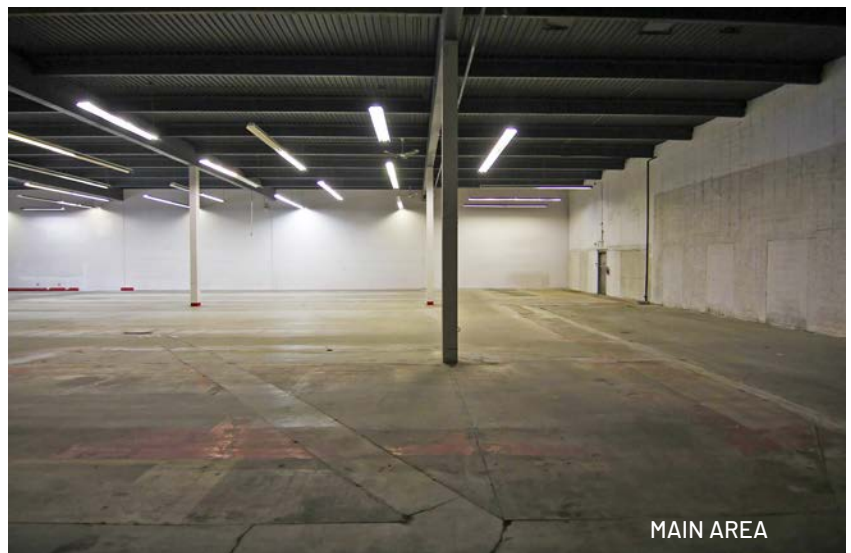
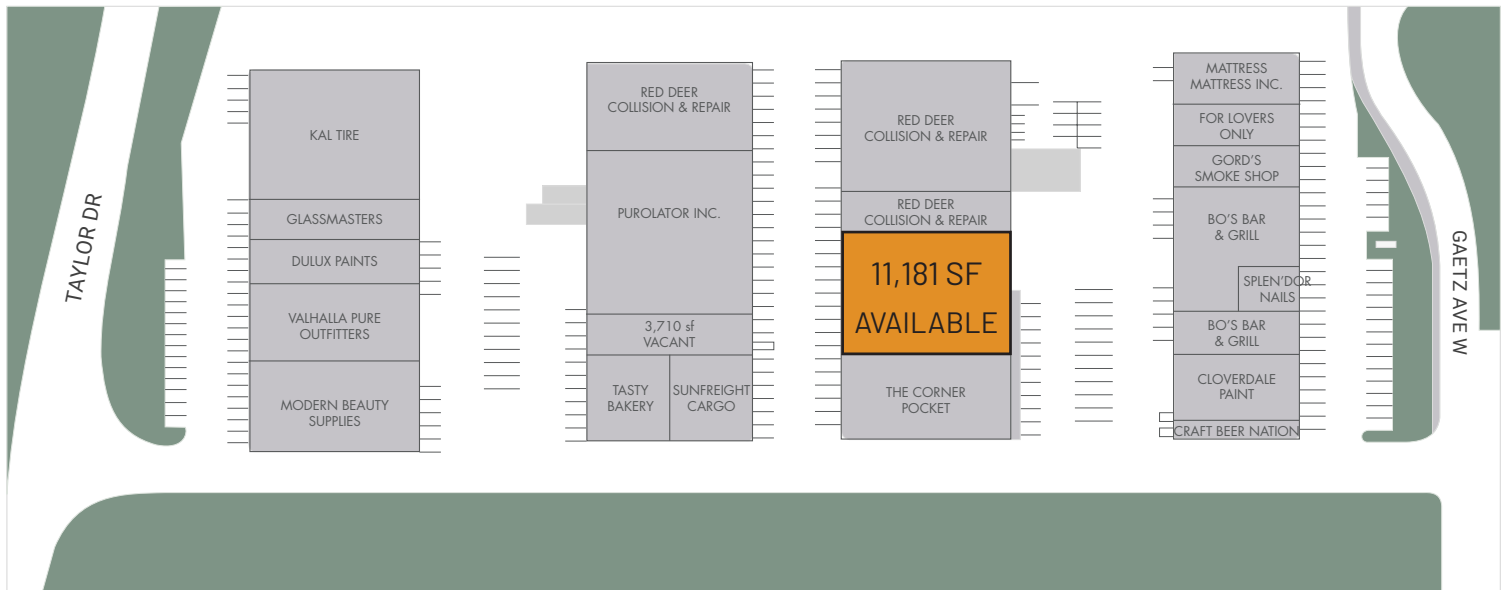
*CURRENT PHOTOS: LANDLORD TO RENOVATE



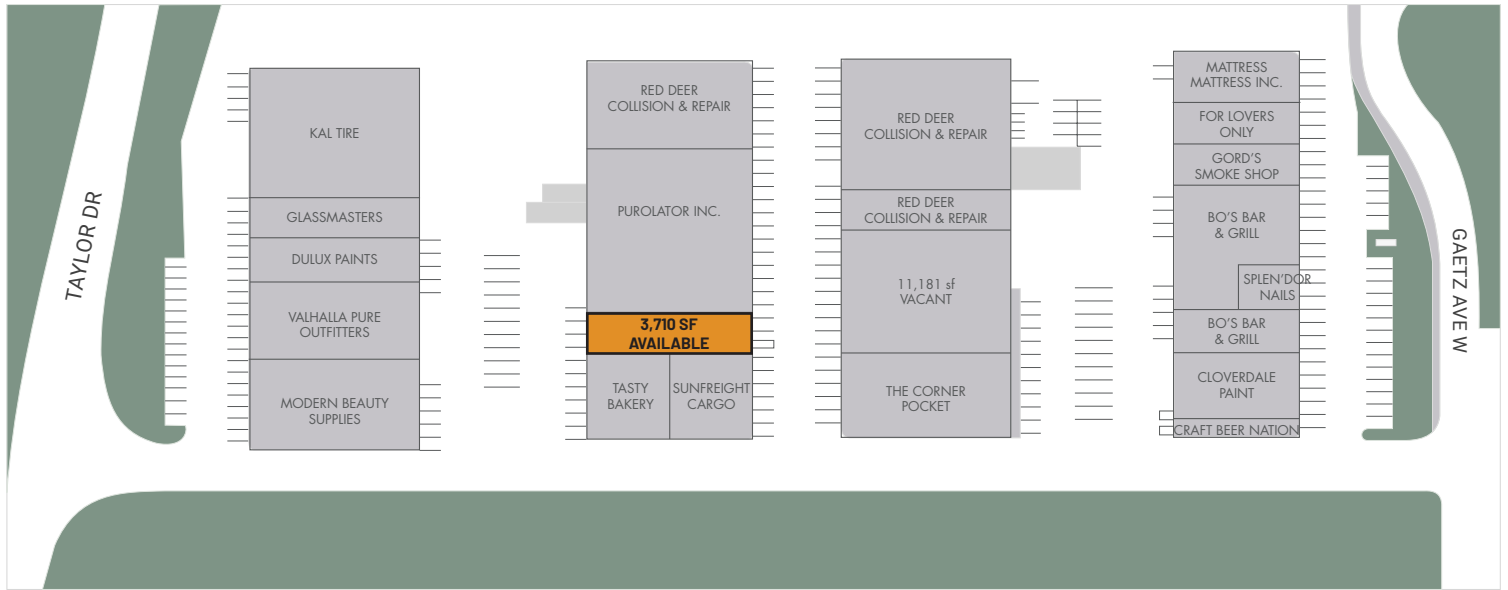
SITE PLAN



SITE PLAN



SITE PLAN



LOCATION



CANADIAN TIRE

Royal Bank

DOLLARAMA

4 SPACES IN BOWER CENTRE AVAILABLE

Bo's

BOWER MALL

GAETZ AVENUE

Ashley HOMESTORE

Michaels
Where Creativity Happens

Chapters

RETAIL LOCATION
INDUSTRIAL RATES

TAYLOR DRIVE

22ND STREET

28TH STREET





C4 - COMMERCIAL ZONING

The general purpose of this District is to facilitate the development of the primary location for trade and service related to automotive transportation and the automobile traveller, and other commercial land uses which are built at low densities, in planned centres, generally, to serve the city and the region, as a whole.

PERMITTED USES

- » Building Sign.
- » Commercial recreation facility.
- » Commercial service facility.
- » Freestanding Sign.
- » Merchandise Sales (excluding Cannabis Retail Sales).
- » Restaurant.
- » Service and repair of goods traded in the C4 District.

DISCRETIONARY USES

- » Above ground storage tanks for motor fuel products including propane and used oil.
- » Accessory building or use subject to section 3.5.
- » Billboard Sign.
- » Dangerous goods occupancy.
- » Drinking establishment (adult entertainment prohibited and subject to section 5.7).
- » Drinking establishment (adult entertainment permitted and subject to section 5.7).
- » (vii) 6Dynamic Fascia Sign; and
- » (viii) 7Dynamic Freestanding Sign.
- » (ix) Funeral Home.
- » (x) 8Health and Medical Services

Prominent signage potential with substantial HVAC capacity and easy access next to notable traffic generating businesses.



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