

FULLY SERVICED BARE COMMERCIAL LOTS



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#103, 4315 - 55 Avenue
Red Deer, AB T4N 4N7
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FOR SALE

MULTIPLE LOTS
GASOLINE ALLEY, RED DEER COUNTY, AB



GASOLINE ALLEY WEST

Laura Avenue

Lantern Street

Leva Avenue



Ref	Address	Lot	Block	Lot Size	Price/Acre	Zoning	Status	Lot Price
1	362 Liberty Avenue	2	3	4.74 Acres	\$650,000	C2 - General Commercial District	Available	\$3,081,000
2	416 Lantern Street	8	3	6.42 Acres	\$750,000	C2 - General Commercial District	Available	\$4,815,000
3	377 Leva Avenue	14	2	2.24 Acres	\$650,000	C2 - General Commercial District	Available	\$1,456,000
4	560 Lantern Street	3B	5	6.70 Acres	\$750,000	C2 - General Commercial District	Available	\$5,025,000
5	566 Lantern Street	4B	5	2.64 Acres	\$750,000	C2 - General Commercial District	Available	\$1,980,000
6	334 Liberty Avenue	4	6	2.49 Acres	\$650,000	C8 - Commercial Core	Available	\$1,618,500
7	330 Lake Street	5	6	2.49 Acres	\$750,000	C7 - Mixed Residential - Commercial	Available	\$1,867,500
8	218 Lake Street	6	6	2.52 Acres	\$750,000	C7 - Mixed Residential - Commercial	Available	\$1,890,000
9	340 Laura Avenue	15	6	3.76 Acres	\$750,000	C2 - General Commercial District	Available	\$2,820,000
10	222 Laura Avenue	16	6	3.09 Acres	\$750,000	C7 - Mixed Residential - Commercial	Available	\$2,317,500

Zoning:	Description:	Permitted Uses
C2 - General Commercial District:	To provide for a diversity of retail and service commercial uses in an area approved for such uses by a plan in accordance with the County's plan hierarchy. Such areas are typically located in highly accessible locations and display a high standard of appearance.	Automotive and Minor Recreation Vehicle, Sales / Rentals, Gas Bar, Automotive Repair, Casino, Commercial Recreation Facility - Indoor, Crematorium, Financial Institution, Food and Beverage Service Facility, Funeral Home, Government Service, Hotel, Lease Bay Building/Commercial Retail Unit, Motel, Office, Personal Service Facility, Retail Store
C7 - Mixed Residential - Commercial:	To provide for a safe, comfortable, well-designed and attractive place for residents and visitors that provides the opportunity for people to live, work, shop, visit and interact within a relatively compact area.	Apartment, second storey and above Accessory Buildings and Uses, Community Facility, Commercial Recreation Facility - Indoor, Hotel, Private Club, Day Care Facility, Financial Institution, Food and Beverage Service Facility, Government Service, Lease Bay Building/Commercial Retail Unit, Live/Work Units, second storey and above, Office, Personal Service Facility, Retail Store (minor), Social Care facility.
C8 - Commercial Core:	To provide for an attractive, vibrant community focal point that includes a mix of commercial and residential land uses as well as high quality public and private spaces	Financial Institution, Food and Beverage Service Facility, Government Service, Lease Bay Building/Commercial Retail Unit, Multi-attached dwelling, second story and above, Office, Personal Service Facility, Retail Store (minor), Social Care facility.



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